

ARTICLE 9 DEVELOPMENT STANDARDS

900 PURPOSE

- A. The regulations set forth in this article serve as the general provisions for this Code, where not specified in Article 6, District Regulations.
- B. Nuisance and Hazard. No use or structure shall be operated in a manner to be an explosion or fire hazard; or cause smoke, soot, dust, radiation, odor, noise, vibration, heat, glare or toxic fumes to be exhausted or emitted into the atmosphere to constitute a nuisance; nor shall water-carried waste or pollutants be diverted into any water course.

901 AREA AND YARD REGULATIONS

901.01 Yards. A yard is defined in Article 2. Where reference is to a "required setback" for a structure, the setback shall designate the minimum yard required. Yard and setback requirements for each district are specified in Article 6.

- A. No lot area shall be reduced in such a manner to reduce any yard or open space below the minimum required except as provided in Section 901.02.
- B. No yard or open space required for a structure on one lot shall serve the same purpose for a structure on another lot.
- C. Through lots fronting on two (2) streets shall be considered, for required setback purposes, to have two (2) front yards.
- D. No device, such as a door or window, may be installed to protrude beyond a lot boundary in its operation.
- E. In any residential zoning district, buildings used for public or semi-public uses and churches shall maintain a minimum separation of fifty (50) feet from any single family use.
- F. In any commercial and non-residential district, wherever a lot abuts a lot in any residential district, a minimum building setback of twenty (20) feet from the residential lot shall be required.
- G. Trash receptacles enclosed with wood fencing, solid masonry walls or other suitable screening and with gates shall be provided for each non-residential or multifamily use, subject to the approval of the Director. Any residential use

which uses a one-yard or greater trash receptacle shall also enclose the receptacle with wood fencing, solid masonry walls or other suitable screening with gates. All non-residential and multifamily receptacle enclosures shall be set back a minimum of twenty (20) feet from any residential district boundary and shall be maintained in a neat and sanitary condition, in order to safeguard the health, safety and general welfare of adjacent properties, subject to the approval of the Director.

901.02 Yard Deviations. Where not in conflict with a future street width line, the following deviations in required yards are allowed:

A. Front Yard Deviations.

- 1. On lots rising or dropping in elevation from front to center and exceeding twenty-six (26%) percent grade, the front yard may be reduced by not more than fifty (50%) of the required minimum front yard depth.
- 2. Where natural features such as watercourses, rock outcrops, existing healthy mature vegetation and trees occur on a lot or parcel, then the provisions of Section 405 may be applied to reduce the setback requirements for that lot or parcel by no more than twenty-five percent (25%).

901.03 Encroachment into Yards. No structure, other than fences, retaining walls, freestanding walls or signs, shall encroach on or reduce any open space, yard, setback requirement, lot area or parking area as designated under these provisions or under the provisions of the district in which the structure is located, except for the following provisions:

- A. In any residential district, steps and architectural features, such as, eaves, cornices, awnings, chimneys or wingwalls, may project not more than five (5) feet into any required front or rear yard area, or into any required side yard area more than one-half (½) of the side yard. Greater projections may be permitted by the Director when it is demonstrated that such additional projections are needed for solar or alternate energy purposes.
- B. In any residential district, balconies, porches or decks shall not encroach or project into any required front yard area but may encroach into any

required side and rear yard by not more than one half (½) of the required side and rear yard areas.

- C. Canopies, or roofs attached to the main building or connecting the main building to a detached accessory building, may extend into a required rear or interior side yard, provided that portions of this structure extending into the yard comply with the following requirements:

1. The canopy shall not exceed fifteen (15) feet in height or project closer than five (5) feet to an interior side or rear lot line;
2. The canopy shall be entirely open on at least three (3) sides except for necessary supporting columns; a roof connecting a main building and an accessory building shall create a space open on at least two (2) sides.

- D. In any commercial district, porches, steps and architectural features, such as, canopies or eaves, chimneys, balconies or stairways, shall not project more than five (5) feet into any required yard area. Canopies for service stations and other uses associated with the pumping of gasoline, shall not project into any required yard. Greater projections may be permitted by the Director when it is demonstrated that such additional projections are needed for solar or alternate energy purposes.

- E. In any district, a bay window, stairway, entrance or vestibule, not exceeding a ten (10) foot width, may project five (5) feet into any required front or rear yard.

- F. In all residential districts, required front and street side yards shall not be used for the parking or storage of any motor vehicle or vehicle accessory, such as camper shells, trailers, motor bikes or other wheeled accessories or conveniences, but operable motor vehicles may be parked on the driveway or accessway to the garage or carport.

- G. Swimming pools and spas, including all accessory or appurtenant structures and equipment, shall maintain a minimum setback of five (5) feet from all property lines. Swimming pools and spas, including all accessory or appurtenant structures and equipment that are located within a platted building envelope that is surrounded by open space held in common by an owners association may be permitted less than five (5) feet from the property line provided that there are no encroachments into the common area.

- H. All electrical service equipment and subpanels, air conditioners, heating, cooling and ventilating equipment, propane tanks and all other mechanical equipment shall maintain a minimum setback of five (5) feet from all property lines except if the equipment is behind a solid block wall.

902 ACCESSORY USES AND STRUCTURES

902.01 General Requirements

- A. Accessory uses including facilities and equipment, are permitted in conjunction with any principal use, provided the accessory use is compatible with the principal use and does not alter the character of the premises. Any reference to a permitted use shall include the accessory use.
- B. Accessory buildings or structures may be attached to or detached from the principal or main building. No accessory building housing fowl or animals, other than domestic pets, may be attached to any dwelling unit.
- C. Accessory uses or structures are allowed prior to installation of the principal structure only when a building or construction permit is issued for the principal structure and construction of the principal structure begins within six (6) months.

902.02 Accessory Structures in all Districts

- A. An accessory structure that is attached to a main structure shall meet all of the requirements for location of the main structure.
- B. Detached accessory structures shall comply with the following:
 - 1. A detached structure shall meet the setback requirements of the main building for front and side yards.
 - 2. A detached accessory structure which does not exceed fifteen (15) feet in height may project to within five (5) feet of the rear property line.
 - 3. Any detached structure located within the rear setback area cannot be used for residential purposes and shall not include cooking facilities, bathtubs or showers.
- C. In any multi-family residential district, mobile or manufactured homes may not be used as a main or guest dwelling or accessory structure.

902.03 Outside Storage

- A. In all residential districts, a maximum area of two hundred (200) square feet may be used on any one lot or parcel for the outdoor storage of any used or secondhand materials, including but not limited to, lumber, auto parts, household appliances, pipe,

drums, machinery or furniture. Such outdoor storage shall be screened by a wall, fence, landscaping, structure, or other suitable screening from adjacent properties and streets, and shall be located only in rear or interior side yards.

- B. All boats, trailers, motor homes, travel trailers, recreational vehicles and buses shall be kept in reasonable repair and operable and neatly arranged in a parked condition, located in the rear or interior side yard and shall be screened from adjacent properties and streets by a wall, fence, gate, landscaping or other suitable screening. Operable motor vehicles may be parked on the driveway or accessway to the garage or carport.
- C. No travel trailers, motor homes or recreational vehicles on residentially zoned parcels or lots shall be used or made suitable for use or occupancy.
- D. No mobile home shall be placed or kept on a lot without a current valid building permit and without erection of permanent foundations and hook-ups to facilities, permanent piers, blocks or foundations.
- E. The outside storage of objects and materials shall be permitted as an accessory use in C-1, C-2 and C-3 districts, providing that such storage is totally screened from the view of any contiguous property, right-of-way or easement by means of a masonry wall, solid wood fence or other suitable screening and/or landscaping, unless otherwise provided for in Article 6. Outside storage as an accessory use shall not include the display of merchandise for sale, except as provided in Article 6. Vending machines permanently installed against but outside a structure shall not be considered an outside display, provided the number of such machines is approved by the Director.
- F. The outside placement of metal storage containers shall be limited to C1, C2, C3 and RS-70 zones. No storage unit shall exceed the individual dimensions of twenty feet in length by eight feet wide by ten feet in height (20' x 8' x 10').

903 HEIGHT REGULATIONS

903.01 Height and Massing - Single-family Residential Buildings and Structures

The height of all single-family residential buildings and structures as well as buildings or structures used by religious institutions, churches, schools and other non-

residential uses in any residential zoning district is limited by a series of allowable dimensions as described below. Building heights shall be determined based on the building plans and contours as shown on the site plan submitted with the application for Development Review under Section 403 or a building permit. The applicant shall be responsible for compliance with the height requirements of this Section 903.01 and verification of the field accuracy of contour data.

A. Overall Building Height

1. The height of a single-family residential building or structure shall be established by the following imaginary planes:

- a. An imaginary horizontal plane, exclusive of chimneys and antennae, the maximum height of which shall be no more than twenty two (22) feet measured vertically from the highest point at natural grade within the footprint of the building or structure. Alternate Standards as provided in Section 905 shall not be used to permit an increase in the height of this imaginary horizontal plane. *(Figure 9-1)*

- b. An imaginary plane that parallels the existing natural terrain, exclusive of chimneys, antennae, church steeples and flagpoles, the maximum height of which shall be no more than twenty two (22) feet measured vertically from any point on the face of the building or structure to natural grade, except as provided in Section 903.01A-4. *(See Figure 9-2)*

2. Small areas of rugged terrain inconsistent with this plane shall not increase or reduce building height. Small areas are those features such as drainage channels with a maximum width of twenty five (25) feet.
3. The maximum overall height of a building or structure shall not exceed forty (40) feet measured vertically from the highest parapet or roof ridge to natural grade or finish grade at the lowest point adjacent to the building exterior excluding posts and masonry piers supporting decks or patios, whichever yields the greatest height. For the purposes of calculating building height, the minimum distance between separate buildings shall be ten (10) feet. *(Figure 9-2)*
4. Exceptions to the overall building heights described in Section 903.01A-1 include;

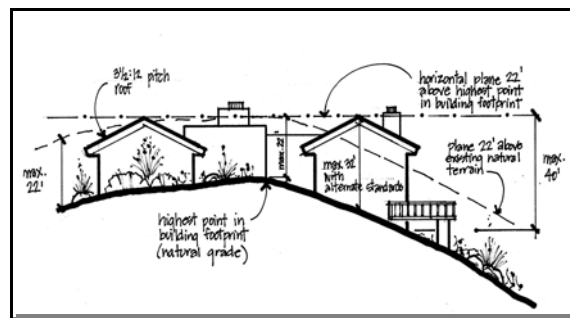


Figure 9-1

- a. Circumstances where Alternate Standards are applied to a building or structure as provided in Section 905.
- b. A gable or hip roof with a minimum pitch of 3.5:12 may extend above the twenty two (22) foot maximum building height established in Section 903.01A-1b up to a maximum of five (5) feet. A gable or

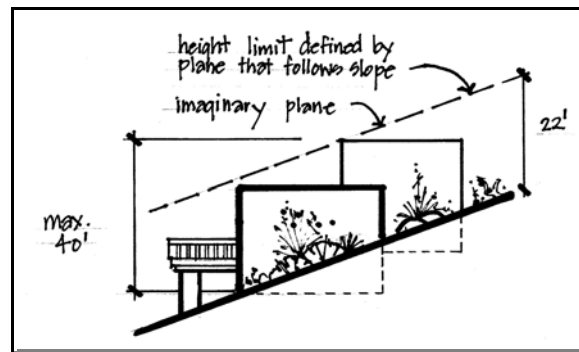


Figure 9-2

hip roof with a minimum pitch of 3.5:12 may not extend above the twenty two

(22) foot maximum building height established in Section 903.01A-1a, i.e. the imaginary plane established twenty two (22) feet above the highest point within the footprint of the building or structure. (See Figure 9-3)

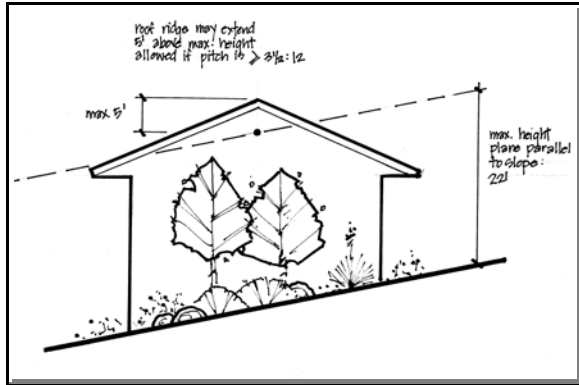


Figure 9-3

B. Required Massing

All single-family residential buildings and structures shall be composed of more than one visual building mass based on the following requirements:

1. All single-family residential buildings or structures 2,000 square feet or greater in gross floor area shall be composed of at least three (3) visual building masses of differing heights and planes.
2. All single-family residential buildings or structures under 2,000 square feet but over 750 square feet in gross floor area (except for factory built buildings and manufactured homes) shall be composed of at least two (2) visual building masses of differing heights or planes.

Such visual building masses shall vary in height vertically by a minimum of two (2) feet from any adjacent mass or masses. (See Figure 9-4) To be classified as a visual building mass, the mass shall be one hundred (100) square feet minimum and have a minimum depth of six (6) feet. Depth and width dimensions shall be measured perpendicular to each other. (See Figure 9-5)

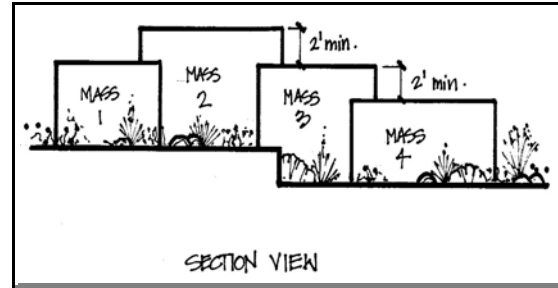


Figure 9-4

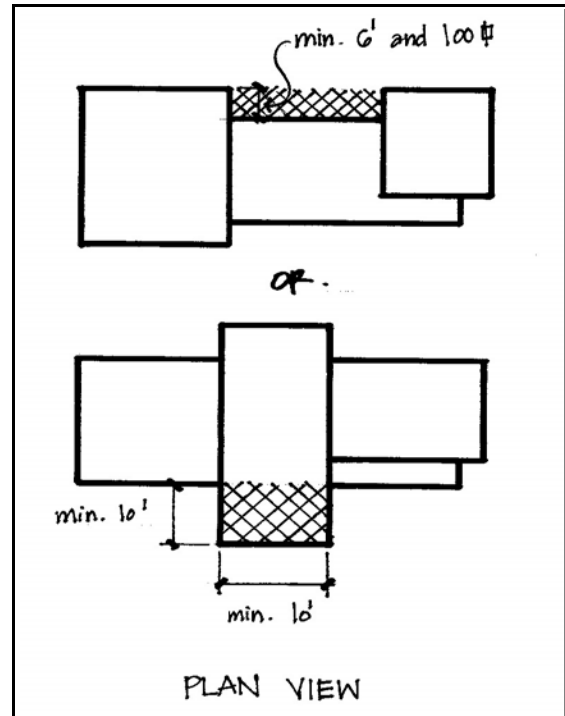


Figure 9-5

C. Exposed Mass Heights

An exterior wall of a building on any slope category shall not have an unbroken height of more than twenty-two (22) feet measured to the natural grade at the midpoint of the wall. For the purposes of this section the height of gable end walls shall be measured from the midpoint on the wall between the average top plate height and the roof ridge to natural grade at the midpoint of the wall. (See Figure 9-6) Additional height to a maximum of twenty seven (27) feet is allowed provided that the overall building height is within the limitations of the other governing criteria in this Section or Section 905, and if one or more of the following apply:

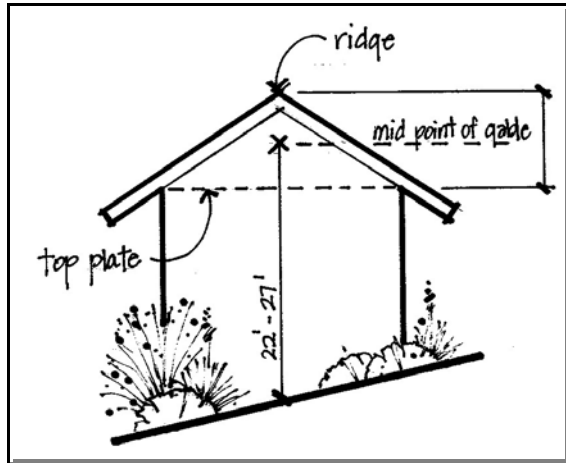


Figure 9-6

1. A minimum two (2) foot horizontal offset is provided from the wall through the use of decks, balconies, overhangs or other

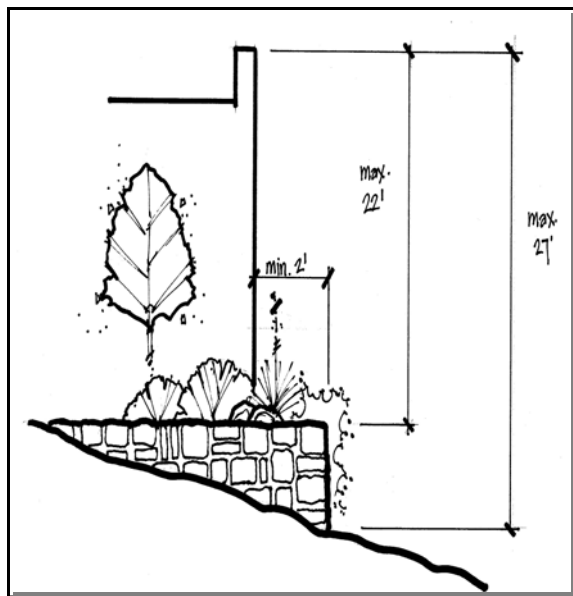


Figure 9-7

architectural features. (See Figure 9-7)

2. The wall that is greater than twenty-two (22) feet in height has a maximum width or wall area no greater than that defined in Table 9-A below, except as provided in paragraph 903.01.C3 (See Figure 9-8)

Table 9-A Exposed Mass Heights

Wall Height	Max. Wall Width	Max. Wall Area
22	-	-
22.5	17	383
23	16	368
23.5	15	353
24	14	336
24.5	13	319
25	12	300
25.5	11	281
26	10	260
26.5	9	239
27	8	216

3. As an option to paragraph 2 above, the base of the

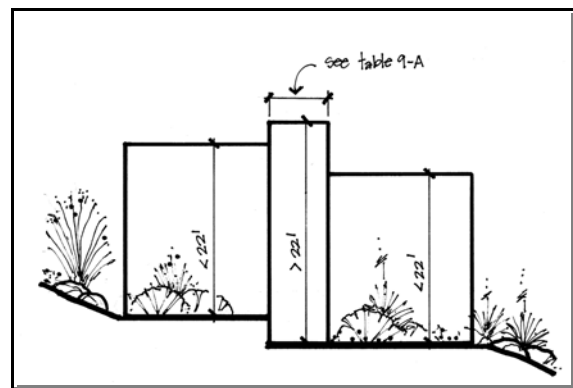


Figure 9-8

wall may be screened by native or adaptive vegetation or trees over 2" DBH with a minimum height of three (3) feet and located close enough to the wall to reduce its apparent height so that additional wall width can be attained. Native or adaptive vegetation that is planted at the base of a wall to reduce its apparent height shall be a minimum of five (5) gallon size and planted at an appropriate spacing not greater than six (6) feet apart. (See Figure 9-9)

An example of this section is provided below:

If a wall on a building or structure is 26 feet in height then based on Table 9-A, it may not exceed ten (10) feet in width. However, if the base of the wall is screened by natural vegetation and/or trees that have an average height of minimum three (3) feet, then it is possible to increase the maximum wall width to 16 feet (calculated for a wall 23 feet in height - 26 foot wall height minus 3 foot minimum vegetation height). (See Figure 9-9)

Notwithstanding the provisions of Section 903.01C, the Director may approve wall heights and/or widths that exceed the limits established in Section 903.01C-2 above based on the following

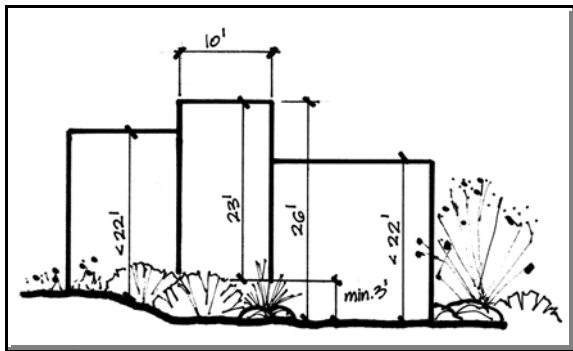


Figure 9-9

findings:

- A portion of the wall is not visible from adjoining properties or public and private rights-of-way.
- The base of the wall is screened by existing trees and shrub masses.
- The wall that exceeds the maximum height or width parameters is designed as an integral architectural element of the building or structure, is painted a darker color, or is constructed of natural materials such as native stone or natural wood that provides a change in materials, color and texture.

The Director may require the submission of any other materials and data, such as perspective drawings, computer simulations, photographs, cross sections or material samples to ensure that the purpose of this section is satisfied.

903.02 Height and Massing - Multi-family Residential Buildings and Structures

The height and massing regulations of this Section 903.02 shall apply to all buildings and structures (other

than single-family residential buildings and structures) located in the following zoning districts;

- RM-1 (Medium Density Multi-family Residential)
- RM-2 (High Density Multi-family Residential)
- RM-3 (High Density Multi-family Residential)
- PRD (Planned Residential Development)

The height and massing of all multi-family residential buildings and structures is limited by a series of allowable dimensions as described below. Building heights shall be determined based on the building plans and contours as shown on the site plan submitted with the application for Development Review under Section 401 or a building permit. The applicant shall be responsible for compliance with the height requirements of this Section 903.02 and verification of the field accuracy of contour data.

A. Overall Building Height

- The height of all multi-family residential buildings or structures shall be established by the following imaginary planes:
 - An imaginary horizontal plane, exclusive of chimneys and antennae, the maximum height of which shall be no more than twenty five (25) feet measured vertically from the highest point at natural grade within the footprint of the building or structure. (See Figure 9-10) Alternate Standards as provided in Section 905 shall not be used to permit an increase in the height of this imaginary horizontal plane.

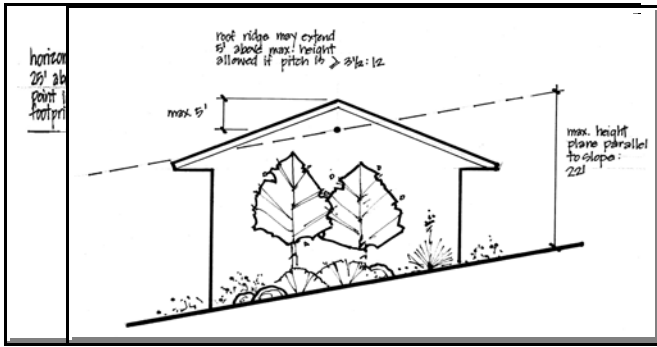


Figure 9-11

- b. An imaginary plane that parallels the existing natural terrain, exclusive of chimneys, antennae, church steeples and flagpoles, the maximum height of which shall be no more than twenty two (22) feet measured vertically from any point on the face of the building or structure to natural grade, except as provided in Section 903.02A-4. (See Figure 9-11)
2. Small areas of rugged terrain inconsistent with this plane shall not increase or reduce building height. Small areas are those features such as drainage channels with a maximum width of twenty five (25) feet.
3. The maximum overall height of a building or structure shall not exceed forty (40) feet measured vertically from the highest parapet or roof ridge to natural grade or finish grade at the lowest point adjacent to the building exterior excluding posts and masonry piers supporting decks or patios, whichever yields the greatest height. For the purposes of calculating building height, the minimum distance between separate buildings shall be

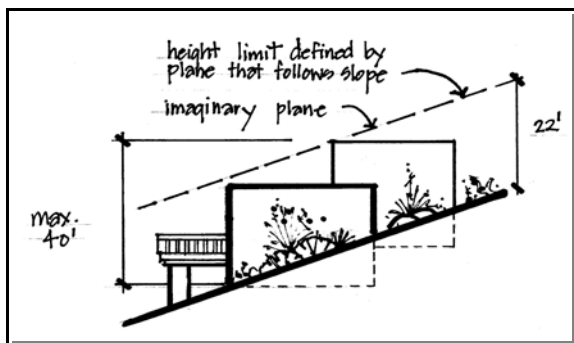


Figure 9-12

ten (10) feet. (See Figure 9-11)

4. Exceptions to the overall building heights described in Section 903.02A-1 include:
 - a. Circumstances where Alternate Standards are applied to a building or structure as provided in Section 905.
 - b. The height of that portion of multi-family residential buildings or structures whose finish floor is located higher than the adjoining road surface to be constructed within ten (10) feet of the applicable front or street side setback line shall not exceed fifteen (15) feet measured vertically from the highest parapet or roof ridge to natural grade at any point along the road. (See Figure 9-12)
 - c. A gable or hip roof with a minimum pitch of 3.5:12 may extend above the twenty

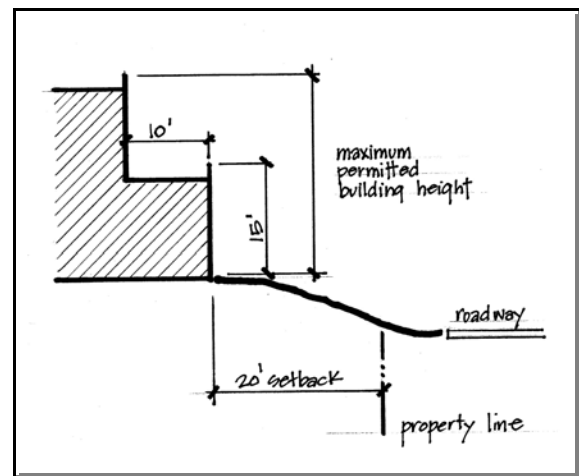


Figure 9-13

two (22) foot maximum building height established in Section 903.02A-1b up to a maximum of five (5) feet. (See Figure 9-13)

- d. Elevator penthouses, mechanical equipment penthouses, towers, stair towers and similar non-habitable structures as well as covered roof decks may exceed the permitted height established in Section 903.02A by up to eight (8) feet. All such structures shall not cover more than five (5%) percent of the roof area of the building. Mechanical equipment penthouses and covered roof decks shall be set back a minimum of six

(6) feet from the edge of the roof. Elevator penthouses, non-habitable towers and stair towers that create a separate mass to the ground and that are integrated into the design of the building or structure are exempt from the six (6) foot edge of roof requirement. Structures described in this section 903.02A-4d shall not be considered as separate masses for the purpose of satisfying the requirements of Section 903.02B. (See Figure 9-14)

- e. Where three (3) or more buildings are located on a parcel or building site, the maximum permitted height established in Section 903.02A may be increased by the Director and/or Commission to allow greater building height diversity and to prevent buildings located on relatively flat parcels from appearing to have the same heights subject to the following requirements:

- A. The number of buildings within a multi-building project that may increase their height based on the provisions of Section 903.02A-4e shall be determined based on Table 9-B as follows: (See Figure 9-15)

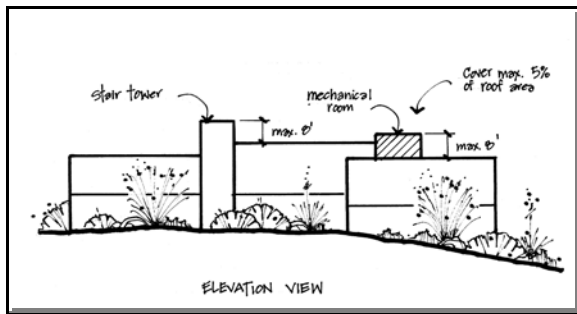


Figure 9-14

**Table 9-B Building Heights
for Multi-building Multi-family Projects**

Total number of buildings	Number of buildings with increased height
3	1
4-6	2
7-9	3
10-12	4

Over 12	Determined at a 1:3 ratio
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- ii) The increase in height for any building shall not exceed five (5) feet).
- iii) Where an increase in building height is permitted, the provisions of Section 903.02A-4d shall not apply to that portion of the building or structure that exceeds the otherwise maximum permitted height.
- iv) Where an increase in building height is permitted, the taller building shall be separated by a minimum of thirty (30) feet from all adjoining buildings on the parcel or building site.
- e. If Alternate Standards are applied to any building in a multi-building

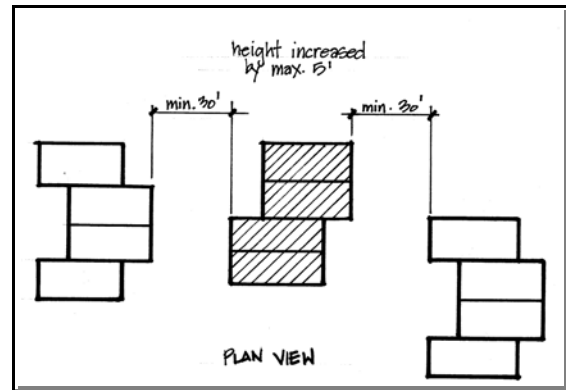


Figure 9-15

project, then in order to ensure height diversity and preclude buildings from appearing to have the same overall height, the Director and Commission may only permit the application of Alternate Standards provided that the intent of this Section 903.02A-4e and the criteria established in paragraph vii) below is met.

- f. In order to break up the roof line of a building or structure not in a multi-building multi-family project, no more than twenty five (25) percent of the roof area may be increased in height by a maximum of five (5) feet provided that the building or

structure maintains a minimum of thirty (30) feet separation to all adjoining buildings or structures and adjacent single-family residential properties.

- g. The applicant shall demonstrate to the satisfaction of the Director and Commission that the increase in height will not create negative visual impacts or block view corridors and is desirable because it for example, provides additional massing opportunities, enhances the aesthetic appearance of the project, is in accord with the design principles of the Design Review Manual and is in keeping with Sedona's unique natural environment. As a general rule, taller buildings shall be situated within the central portions of a parcel or building site with lower buildings situated on the periphery.

B. Required Massing

All multi-family residential buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three (3) visual building masses of differing heights or planes. Such visual building masses shall vary in height vertically by a minimum of two (2) feet from any adjacent mass or masses. (See Figure 9-16) To be classified as a visual building mass, the mass shall be one hundred (100) square feet minimum and have a minimum depth of six (6) feet. Depth and width dimensions shall be measured perpendicular to each other. (See Figure 9-17) The structures permitted in Section 903.02A-4d shall not be considered as a separate visual building mass for the purpose of meeting the requirements of this Section 903.02B.

C. Building Length

1. If a multi-family building or structure is proposed in excess of twenty two (22) feet in height by for example, application of Section 903.02A-4d or -4e and Alternate Standards as defined in Section 905, the maximum length of the building or structure shall be no more than 150 feet measured from one end of the building along its longest elevation to the opposite end inclusive of elevator shafts, interior and exterior stairs, balconies and covered patios and covered walkways.

2. Any multi-family residential building or structure that exceeds 150 feet in length regardless of its height, shall be limited in height such that twenty five (25) percent or more of the building footprint shall be limited to no more than sixteen (16) feet in height. The portion of the building subject to this regulation shall be unbroken and not

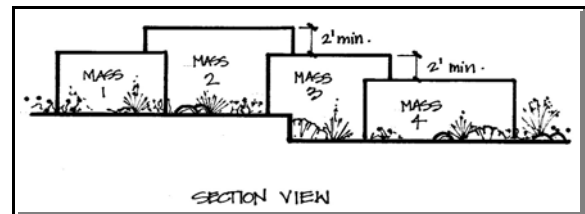


Figure 9-16

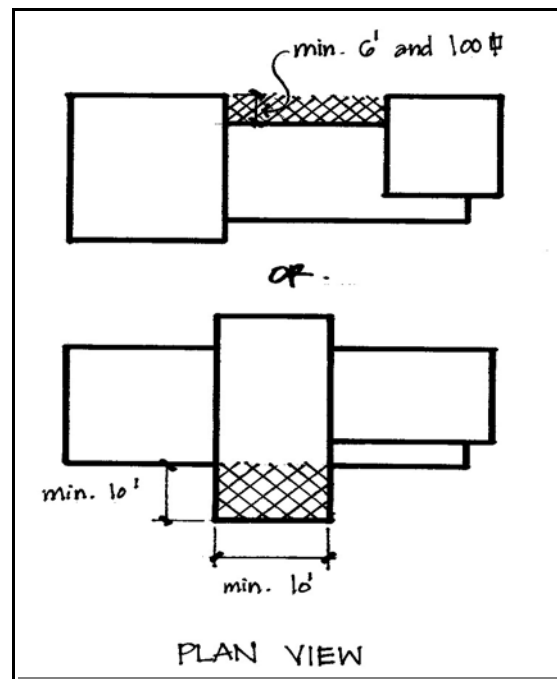


Figure 9-17

separated into smaller areas, and shall be visible from both sides of the elevation longer than 150 feet in length. (See Figure 9-18)

3. The maximum length of any multi-family building or structure regardless of its height shall be 200 feet measured from one end of the building along its longest elevation to the opposite end inclusive of elevator shafts, interior and exterior stairs, balconies and covered patios and covered walkways.

- D. Exposed Mass Heights. An exterior wall of a building shall not have an unbroken height of more than twenty-two (22) feet measured to the natural grade the midpoint of the wall. For the purposes of this section the height of gable end walls shall be measured from the midpoint on the wall between the average top plate height and the roof ridge to natural grade at the midpoint of the wall. (See Figure 9-19) Additional height to a

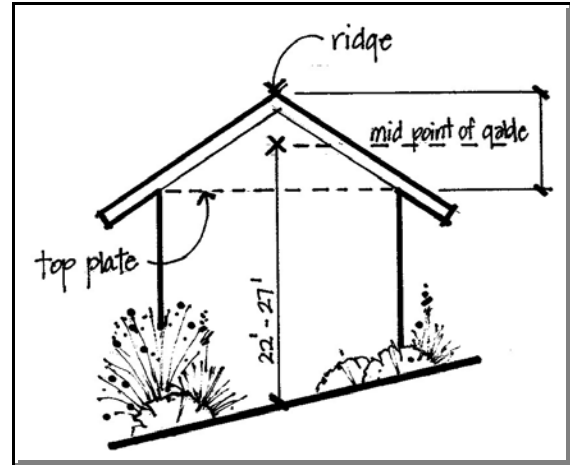


Figure 9-19

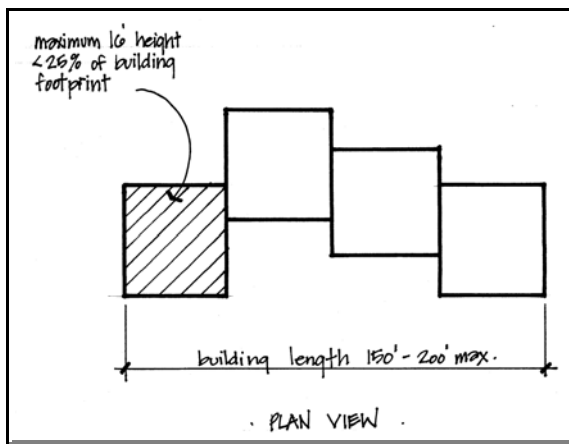


Figure 9-18

maximum of twenty seven (27) feet is allowed provided that the overall building height is within the limitations of the other governing criteria in this Section or Section 905, and if one or more of the following apply:

1. A minimum two (2) foot horizontal offset is provided from the wall through the use of decks, balconies, overhangs or other architectural features. (See Figure 9-20)
2. The wall that is greater than twenty-two (22) feet in height has a maximum width or wall area no greater than that defined in Table 9-C below, except as provided in paragraph 903.02-D3 (See Figure 9-21)

Table 9-C Exposed Mass Heights

Wall Height	Max. Wall Width	Max. Wall Area
22	-	-
22.5	17	383
23	16	368
23.5	15	353
24	14	336
24.5	13	319
25	12	300
25.5	11	281
26	10	260

Figure 9-20

26.5	9	239
27	8	216

3. As an option to paragraph 2 above, the base of the wall may be screened by native or adaptive vegetation or trees over 2" DBH with a minimum height of three (3) feet and located close enough to the wall to reduce its apparent height so that additional wall width can be attained. Native or adaptive vegetation that is planted at the base of a wall to reduce its apparent height shall be a minimum of five (5) gallon size and planted at an appropriate spacing not greater than six (6) feet apart.

An example of this section is provided below:

If a wall on a building or structure is 26 feet in height then based on Table 9-C, it may not exceed ten (10) feet in width. However, if the base of the wall is screened by natural vegetation and/or trees that have an average height of minimum three (3) feet, then it is possible to increase the maximum wall width to 16 feet (calculated for a wall 23 feet in height - 26 foot wall height minus 3 foot

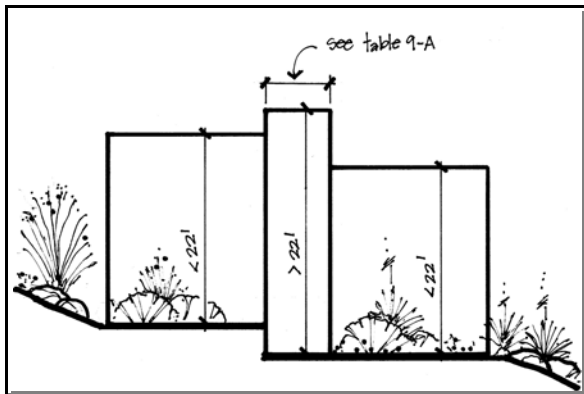


Figure 9-21

minimum vegetation height). (See Figure 9-22) Notwithstanding the provisions of this Section 903.02D, the Director and/or Commission may approve wall heights and/or widths that exceed the limits established in Section 903.02D-2 above based on the following findings:

- a. A portion of the wall is not visible from adjoining properties or public and private rights-of-way.
- b. The base of the wall is screened by existing trees and shrub masses.
- c. The wall that exceeds the maximum height or width parameters is designed as an integral

architectural element of the building or structure, is painted a darker color, or is constructed of natural materials such as native stone or natural wood that provides a change in materials, color and texture.

The Director may require the submission of any other materials and data, such as perspective drawings, computer simulations, photographs, cross sections or material samples to ensure that

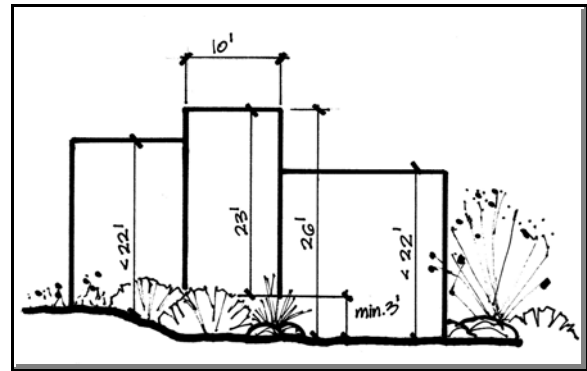


Figure 9-22

the purpose of this section is satisfied.

4. Elevator penthouses, towers, stair towers and similar non-habitable structures shall be exempt from the exposed mass heights regulations provided in Section 903.02D.

903.03 Height and Massing - Commercial, Public and Semi-Public Buildings and Structures

The height and massing regulations of this Section 903.03 shall apply to all buildings and structures (other than single-family residential buildings and structures) located in the following zoning districts;

- a. C-1 (General Commercial)
- b. C-2 (General Commercial)
- c. C-3 (General Commercial)
- d. OP (Office Professional)
- e. RC (Resort Commercial)
- f. L (Lodging)
- g. CF (Community Facilities)
- h. P (Parking)
- i. PD (Planned Development)

The height and massing of all commercial, public and semi-public buildings and structures is limited by a series of allowable dimensions as described below. Building heights shall be determined based on the building plans and contours as shown on the site plan

submitted with the application for Development Review under Section 401 or a building permit. The applicant shall be responsible for compliance with the height requirements of this Section 903.01 and verification of the field accuracy of contour data.

A. Overall Building Height

1. The height of buildings or structures in the zoning districts defined in Section 903.03 above shall be established by an imaginary plane that parallels the existing natural terrain, exclusive of chimneys, antennae, church steeples and flagpoles, the maximum height of which shall be no more than twenty two (22) feet measured vertically from any point on the face of the building or structure to natural grade, except as provided in Section 903.03A-4. (See Figure 9-23)
2. Small areas of rugged terrain inconsistent with this plane shall not increase or reduce building height. Small areas are those features such as drainage channels with a maximum width of twenty five (25) feet.
3. The maximum overall height of a building or structure shall not exceed forty (40) feet measured vertically from the highest parapet or roof ridge to natural grade at the lowest point adjacent to the building exterior excluding posts and masonry piers supporting decks or patios, whichever yields the greatest height. For the purposes of calculating building height, the minimum distance between separate buildings shall be ten (10) feet.
4. Exceptions to the overall building heights described in Section 903.03A-1 include:
 - a. Circumstances where Alternate Standards are applied to a building or structure as provided in Section 905.
 - b. The height of that portion of commercial and public/semi-public buildings or structures whose finish floor is located higher than the adjoining road surface to be constructed within ten (10) feet of the applicable front or street side setback line shall not exceed fifteen (15) feet measured vertically from the highest parapet or roof ridge to natural grade at any point along the road. (See Figure 9-24)

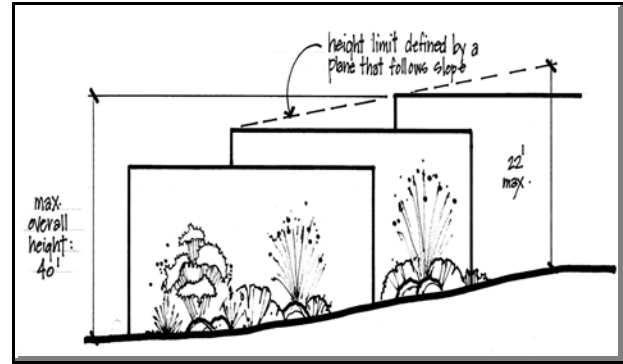


Figure 9-23

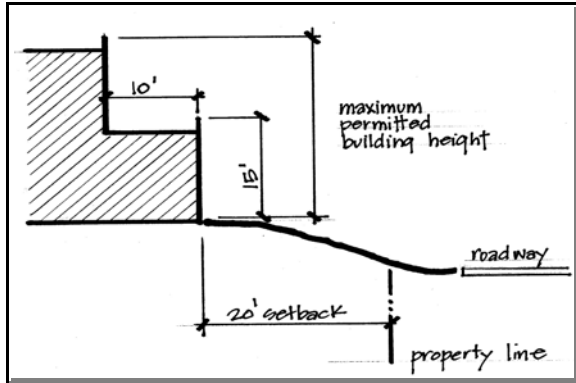


Figure 9-24

- c. A gable or hip roof with a minimum pitch of 3.5:12 may extend above the twenty two (22) foot maximum building height established in Section 903.03A-1b up to a maximum of five (5) feet. (See Figure 9-25)

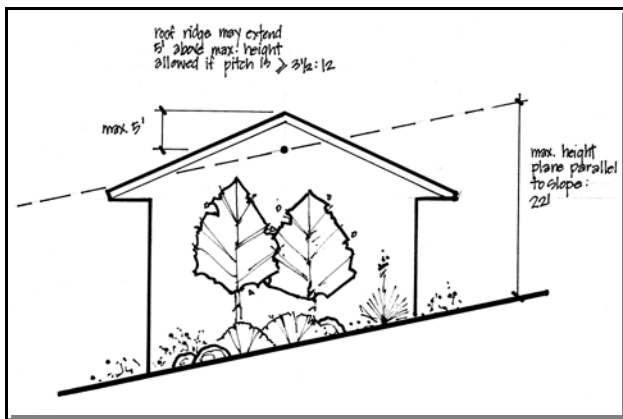


Figure 9-25

- d. Elevator penthouses, mechanical equipment penthouses, towers, stair towers and similar non-habitable structures as well as covered roof decks may exceed the permitted height established in Section 903.03A by up to eight (8) feet. All such structures shall not cover more than five (5%) percent of the roof area of the building. Mechanical equipment penthouses and covered roof decks shall be set back a minimum of six (6) feet from the edge of the roof. Elevator penthouses, non-habitable towers and stair towers that create a separate mass to the ground and that are integrated into the design of the building or structure are exempt from the six (6) foot edge of roof requirement. Structures described in this section 903.03A-4d

shall not be considered as separate masses for the purpose of satisfying the requirements of Section 903.03B. (See Figure 9-26)

- e. Where three (3) or more buildings are located on a parcel or building site, the maximum

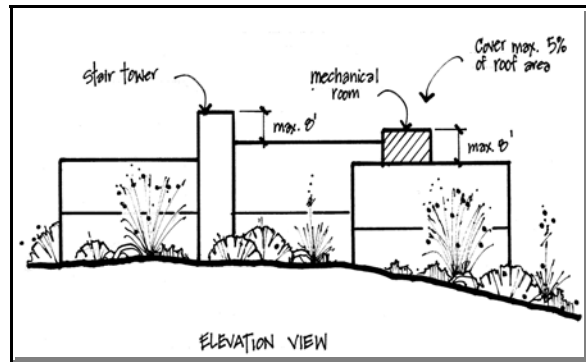


Figure 9-26

permitted height established in Section 903.02A may be increased by the Director and/or Commission to allow greater building height diversity and to prevent buildings located on relatively flat parcels from appearing to have the same heights subject to the following requirements:

- i) The number of buildings within a multi-building project that may increase their height based on the provisions of Section 903.02A-4e shall be determined based on Table 9-D as follows; (See Figure 9-27)

Table 9-D Building heights for Multi-building Commercial Projects

Total number of buildings	Number of buildings with increased height
3	1
4-6	2
7-9	3
10-12	4
Over 12	Determined at a 1:3 ratio

- ii) The increase in height for any building shall

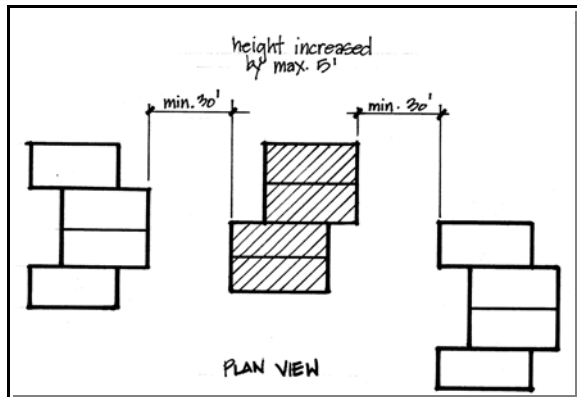


Figure 9-27

not exceed five (5) feet).

- iii) Where an increase in building height is permitted, the provisions of Section 903.02A-4d shall not apply to that portion of the building or structure that exceeds the otherwise maximum permitted height.
- iv) Where an increase in building height is permitted, the taller building shall be separated by a minimum of thirty (30) feet from all adjoining buildings on the parcel or building site.
- v) If Alternate Standards are applied to any building in a multi-building project, then in order to ensure height diversity and preclude buildings from appearing to have the same overall height, the Director and Commission may only permit the application of Alternate

Standards provided that the intent of this Section 903.02A-4e and the criteria established in paragraph vii) below is met.

- vi). In order to break up the roof line of a building or structure not in a multi-building commercial project, no more than twenty five (25) percent of the roof area may be increased in height by a maximum of five (5) feet provided that the building or structure maintains a minimum of thirty (30) feet separation to all adjoining buildings or structures and adjacent single-family residential properties.
- vii). The applicant shall demonstrate to the satisfaction of the Director and Commission that the increase in height will not create negative visual impacts or block view corridors and is desirable because it for example, provides additional massing opportunities, enhances the aesthetic appearance of the project, is in accord with the design principles of the Design Review Manual and is in keeping with Sedona's unique natural environment. As a general rule, taller buildings shall be situated within the central portions of a parcel or building site with lower buildings situated on the periphery.

B. Required Massing

All commercial and public/ semi-public buildings or structures 2,500 square feet or greater in gross floor area shall be composed of at least three (3) visual building masses of differing heights or planes. (See Figure 9-28) Such visual building masses shall vary in height vertically by a minimum of two (2) feet from any adjacent mass or masses. To be classified as a visual building mass, the mass shall be one hundred (100) square feet minimum and have a minimum depth of six (6) feet. Depth and width dimensions shall be measured perpendicular to each other. (See Figure

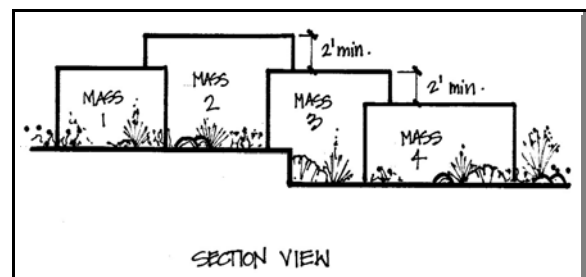


Figure 9-28

9-29) The structures permitted in Section 903.03A-4d shall not be considered as a separate visual building mass for the purpose of meeting the requirements of this Section 903.03B.

3. Unrelieved Building Plane

1. No exterior wall of a building or structure

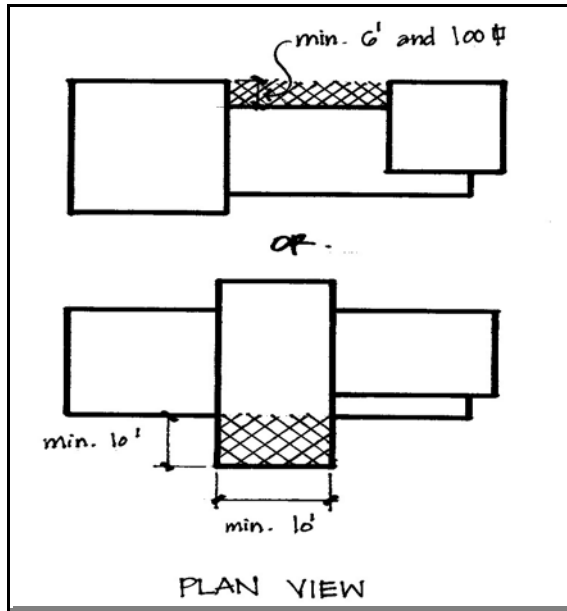


Figure 9-29

shall have an unrelieved building plane that exceeds 800 sq. ft. in area.

2. If the wall is located on an interior side or rear property line adjacent to an existing building, an unrelieved building plane that exceeds 800 sq. ft. may be approved by the Director or Commission.
3. A break or separation between unrelieved building planes is defined as an interruption of the building wall plane with either a recess or an offset measuring at least six (6) feet in depth and at least one quarter of the wall's total length. The offset angle determining the "break" shall be between ninety (90) degrees and forty-five (45) degrees to the wall.

D. Exposed Mass Heights

An exterior wall of a building shall not have an unbroken height of more than twenty-four (24) feet measured to the natural grade at the midpoint of the wall. For the purposes of this section the height of gable end walls shall be measured from the midpoint on the wall between the average top

plate height and the roof ridge to natural grade at the midpoint of the wall. (See Figure 9-30) Additional height to a maximum of twenty seven (27) feet is allowed provided that the overall building height is within the limitations of the other governing criteria in this Section or Section 905, and if one or more of the following apply:

1. A minimum two (2) foot horizontal offset is provided from the wall through the use of decks, balconies, overhangs or other architectural features. (See Figure 9-31)

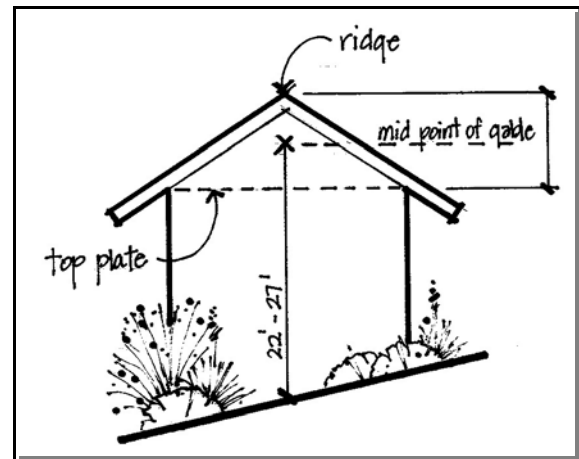


Figure 9-30

2. The base of the wall may be screened by native or adaptive vegetation or trees over 2" DBH with a minimum height of three (3) feet

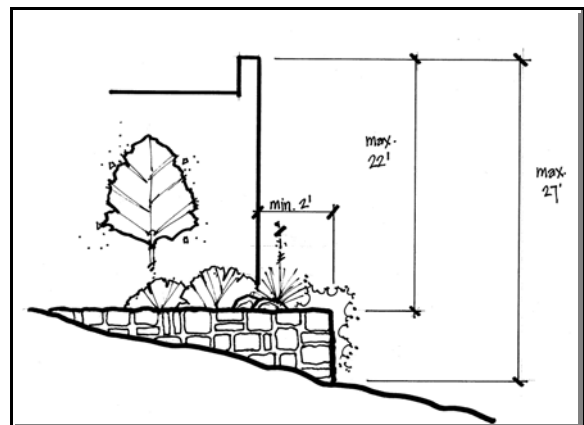


Figure 9-31

and located close enough to the wall to reduce its apparent height. Native or adaptive vegetation that is planted at the base of a wall to reduce its apparent height shall be a

minimum of fifteen (15) gallon size for trees and five (5) gallon size for shrubs and planted at an appropriate spacing not greater than six (6) feet apart.

Notwithstanding the provisions of this Section 903.03D, the Director and/or Commission may approve wall heights that exceed the limits established in Section 903.03D above based on the following findings:

- a. A portion of the wall is not visible from adjoining properties or public and private rights-of-way.
- b. The base of the wall is screened by existing trees and shrub masses.
- c. The wall that exceeds the maximum height or width parameters is designed as an integral architectural element of the building or structure, is painted a darker color, or is constructed of natural materials such as native stone or natural wood that provides a change in materials, color and texture.

The Director may require the submission of any other materials and data, such as perspective drawings, computer simulations, photographs, cross sections or material samples to ensure that the purpose of this section is satisfied.

903.04 Chimney Mass

The height of a chimney mass shall not exceed five (5) feet above the highest point of the structure within ten (10) feet of that chimney mass. No chimney pipe or other device shall exceed the maximum overall mass height of a chimney by more than twelve (12) inches.

903.05 Retaining Walls

- A. The height of retaining walls supporting either cut or fill conditions shall not exceed eight (8) feet measured vertically from the lowest point at natural grade to the highest point of the wall. Overall heights may exceed eight (8) feet where justified by topographic conditions. In these cases a maximum overall height of fourteen (14) feet may be allowed by use of more than one retaining wall, providing there is a minimum planting area of five (5) feet between the walls. A minimum of five (5) five gallon shrubs for each twenty (20)

linear feet of planting area shall be planted. (See Figure 9-32)

- B. Retaining walls shall also jog in plan every forty (40) feet minimum in length, by a minimum of two (2) feet offset. A direction change of more than thirty (30) degrees in plan also constitutes a jog.

903.06 Posts and Masonry Piers

- A. Posts and masonry piers supporting terraces and decks integrated into the overall design shall be

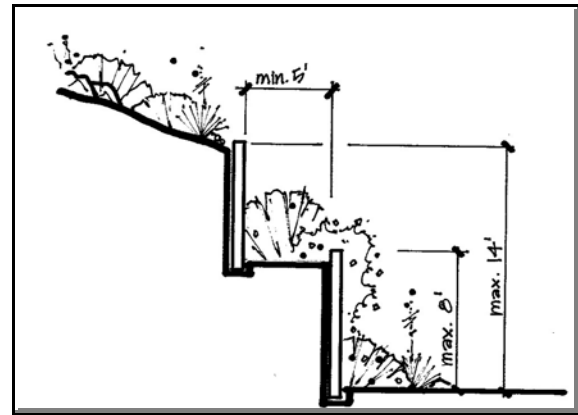


Figure 9-32

limited to fourteen (14) feet measured from natural grade to top of railing. (See Figure 9-33)

Additional height is allowed if one or more of the following apply:

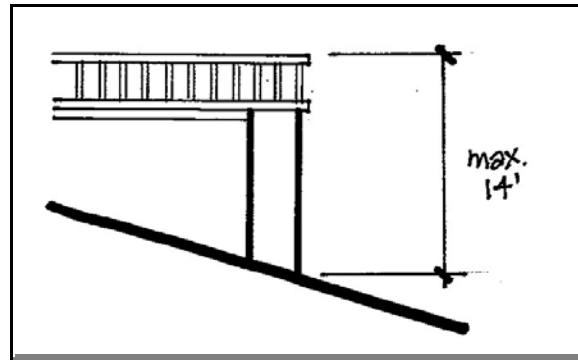


Figure 9-33

1. Where the base of the column is screened by native or adaptive vegetation or trees over 2" DBH with a minimum height of 3 feet and located close enough to the base of the column or pier to reduce its apparent height, the maximum height shall be 16 feet

measured from natural grade to the top of the railing. (See Figure 9-34)

2. Where columns or piers supporting decks are setback a minimum of two (2) feet from the edge of the railing, the maximum height shall be fifteen (15) feet measured from natural grade to the floor of the deck. (See Figure 9-35)

903.07 Walls and Fences

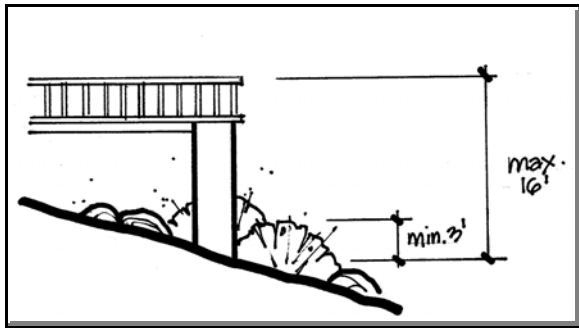


Figure 9-34

- A. Height shall be determined for fences and walls above the average elevation of the ground level within a six (6) foot radius of the point of measurement on the fence or wall.
- B. Except as provided in paragraph C. below, in any required front or street side yard area, an opaque or solid wall or fence shall not exceed three (3)

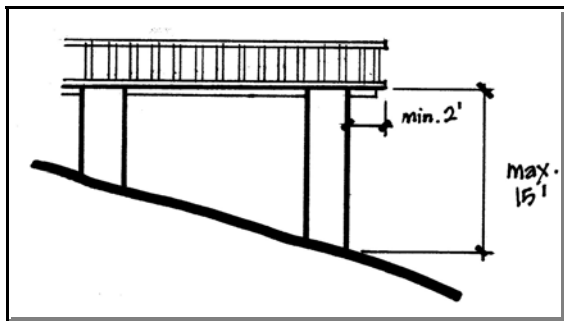


Figure 9-35

feet in height. Non-opaque corral fences may be established in any required front or street side yard area to a maximum height of six (6) feet where permitted in RS-5A, RS-70, RS-36 and RS-35 zoning districts.

- C. A wall or fence not more than six (6) feet in height may be established in any required front or street side yard area in the RS-6, RS-10a, RS-10b, RS-

12, RMH-6, RMH-10 and RMH-12 zoning districts subject to the following requirements:

1. If the wall exceeds twenty (20) feet in length, a landscape area a minimum of three (3) feet in width and planted with a minimum of five (5) five gallon shrubs for each twenty (20) linear feet of wall shall be established on the street side of the wall.
2. If the wall exceeds forty (40) feet in length, architectural features such as columns, breaks to accommodate existing trees or to include wrought iron fence sections, incorporation of red rock accents and jogs, shall be designed into the wall to break up its linear plane, to give it architectural interest and to ensure that it is designed as an integral architectural element of the principal building.
3. No chain link fences of any kind shall be permitted.
4. The visibility triangle requirements of Section 910.09 shall be maintained.
- D. A wall or fence not more than six (6) feet in height may be maintained along the interior side or rear lot lines, provided that this wall or fence does not extend into any required front yard. Unpainted chain link fences are prohibited. Painted chain link fences shall be of a non-reflective color, compatible with the natural character of the site and surrounding areas (e.g. brown, beige, green, etc.).
- E. In addition to the requirements of paragraphs 903.07-B and D above, half of the permitted wall or fence height may be added to a wall or fence, provided that this additional height is non-solid. For example, a three (3) foot high lattice fence could be added onto a six (6) foot high fence on the rear or interior side lot line of a single-family residential lot.
- F. In single-family residential districts a wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed three (3) feet in height within fifteen (15) feet of the intersection of this driveway and the street right-of-way.
- G. Walls or fences constructed to enclose any new subdivision and all developments except single-family residences on lots zoned for single-family residential use shall jog in plan every fifty (50) feet minimum in length, by a minimum of two (2)

feet offset. A direction change of more than thirty (30) degrees in plan also constitutes a jog. In the alternative and subject to the approval of the Director, a visual break through the use of for example, a change in materials (e.g. a wrought iron fence section) or a break in the wall to preserve existing trees or vegetation, may be approved.

- H. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any state or federal agency.
- I. The maximum height and length requirements for retaining walls is provided in Section 903.07A and 903.07B.
- J. If a freestanding wall or fence is required or proposed on top of a retaining wall that is six feet or more in height, then the following shall apply.
 - 1. A solid freestanding wall or fence shall be no more than three (3) feet six (6) inches in height. (See Figure 9-36)
 - 2. If greater height is required as permitted in Section 903.03D, then the freestanding wall or fence shall be moved back from the top of the retaining wall a minimum of three (3) feet to create a planter area between the walls. A minimum of five (5) five gallon shrubs for each twenty (20) linear feet of planting area shall be planted. The Director may authorize the substitution of one (1) gallon vines or cascading plants (such as rosemary) for shrubs at a 3:1 ratio, i.e. 3 vines or cascading plants per shrub. (See Figure 9-37)
 - 3. Notwithstanding the requirements of paragraph 2 above, the Director may waive or reduce the width of the planter area if the proposed fence is made of wrought iron or similar materials and landscaped in such a manner that its potential visual impact is reduced.

903.08 Towers and Antennas.

The towers and antennas used by federally-licensed amateur radio operators shall be exempt from the district's height limitations for buildings. Any such tower or antenna must be located on the lot so that its reclining length (in case of collapse) would be contained within the bounds of the lot. If the operator no longer holds a valid federal amateur radio operator's license, the tower and antenna must be dismantled.

903.09 Roof-Mounted Screening

Roof-mounted screening of mechanical equipment is

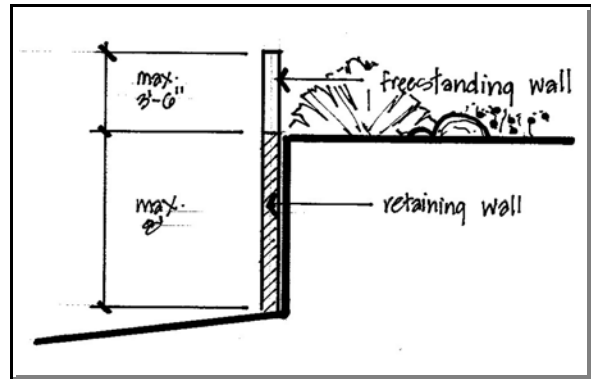


Figure 9-36

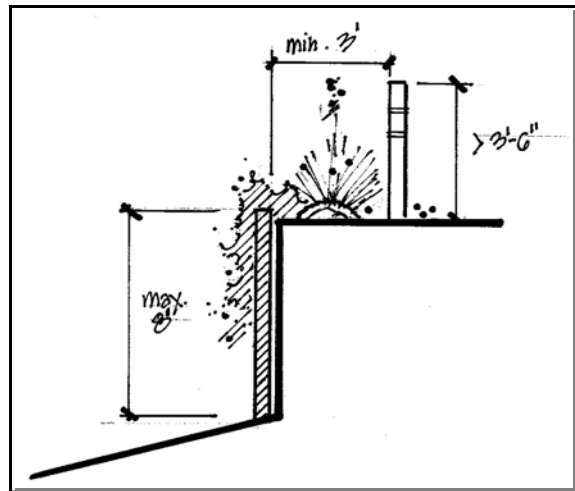


Figure 9-37

required and shall not extend above the height limit for buildings established by this section.

903.10 Flagpoles

- A. Any flagpole shall not exceed more than twenty two (22) feet in height measured from natural or finish grade to the top of the flagpole, excluding any normal ornamentalations associated with flagpoles, such as eagles.
- B. The number of flagpoles on a single lot shall be limited as follows:
 - 1. In residential zoning districts, one (1) flagpole is allowed.

2. In all commercial and CF zoning districts, three (3) poles with one (1) flag each or one (1) pole with three (3) flags are allowed.

904 COLOR

904.01 Exterior Color Requirements

- A. The color contrast of structures with the natural dark green of the vegetation, and rust reds of the red rocks and soils is a concern with respect to reducing visual impacts of the built environment and trying to blend it with the natural environment. Structures, walls, garage doors, roofs (including flat roofs) and fences shall blend with the surrounding natural environment without calling undue attention to the development, and materials or colors used shall have a Light Reflecting Value (LRV) not exceeding thirty eight percent (38%) (Munsell value 7).
- B. Exterior paint and material colors shall not exceed values and chromas as set forth below, and as indicated in the Munsell Book of Color on file in the Community Development Department. (The Munsell Book of Color is a system that describes color in terms of three standardized attributes: hue, value (lightness/darkness) and chroma (intensity). Numerical values define each color attribute, and the colors are arranged in the book in equal visual steps for each attribute). Bright and glossy or fluorescent colors are prohibited. To determine if a particular color is acceptable, the applicant may take the desired color chip (available at paint stores) to the Department for comparison with the Munsell Book of Color.
1. In Munsell hues BG (Blue-Green), B (Blue), PB (Purple-Blue), P (Purple), and RP (Red-Purple); the maximum chroma allowed is "two (2)", unless values of "five (5)" (LRV 20%) or less are proposed, in which case the maximum chroma may be increased to "four (4)".
 2. In all other Munsell hues, the maximum chroma allowed is "two (2)", unless a value of "six (6)" (LRV 28%) or less is proposed, in which case the maximum chroma allowed is "four (4)". Further, when a value of "five (5)" (LRV 20%) or less is proposed, the maximum chroma may be increased to "six (6)".
- C. Chimneys, flues, vents, gutters, downspouts, railings, posts and poles, exterior window shading devices, and window and door trim shall be similar in chroma and value to the surface they adjoin unless they are featured in the design. In such cases, accent colors not necessarily meeting the value or chroma restrictions may be approved.
- D. The colors permitted represent a palette of colors considered appropriate for use on buildings and structures in Sedona. Even though it may seem restrictive, there are actually an infinite number of shades and values of color from which to choose. This is based on the fact that there are many shades and values between any of the number ranges shown in the Munsell Book. For projects subject to Development Review in terms of Section 401, the actual colors approved for use in any given instance may be more restrictive due to their greater degree of visibility, and other factors pertaining to the specific development under review.

905 ALTERNATE STANDARDS

- A. This section establishes procedures whereby a property owner may choose greater height limits than those established in Sections 903.01 (Height and Massing). In order to utilize Alternate Standards, the property owner must accumulate enough credit points to offset the debit points for the greater height limit. Tables 9-E and 9-F shall be used to determine the application of debit and credit points for single-family residential buildings and structures and commercial, public/semi-public and multi-family residential buildings and structures respectively.
- B. The following is an explanation of the three basic concepts underlying the application of Alternate Standards:
1. Height. The total height of structures determines their degree of visibility above the surrounding vegetation. If height is to be increased beyond the limits established in Sections 903.01, 903.02 and 903.03, steps must be taken to offset the increased visual impact.
 2. Unrelieved Building Planes. The more articulation in a structure, the less visual impact it creates. Large flat planes of continuous color and texture stand out against their background, as they are incompatible with the natural sizes of trees and rocks and the spaces between them. The more smaller plane surfaces in a structure that project and recede, the more shadow patterns are created that will help the structure fit better into its natural background.
 3. Color. The Light Reflectance Value (LRV) provides a means to limit the color contrast of structures with the surrounding natural environment, and thereby reduce its visual impact. Under the application of Alternate Standards based on Tables 9-E and 9-F, the exterior color of a building or structure is automatically reduced to 30% LRV.
- C. The cumulative effect and interrelationship of height, unrelieved building planes and color affect a particular development's visual impact in its context area, and in many cases beyond it, to affect the visual status of the community. In order to provide flexibility for developing building designs that are most sensitive to the natural environment while still respecting the user's needs, the

following tables (Tables 9-E and 9-F) have been developed. It's intent is to create a framework within which excellence in design is encouraged while maintaining equivalent high standards. Application of Tables 9-E and 9-F is based on balancing debit (negative) points and credit (positive) points so that the resultant point total is zero or a positive value.

- D. If two or more colors are applied to the walls of a building, Alternate Standards shall be applied to the lightest color.
- E. Depending on the particular development project, this section shall be administered by the persons/entities specified in Article 4 (e.g., application of these Alternate Standards to a development project subject to Development Review would be determined by the entity specified in Section 401).
- F. The property owner who chooses to use these Alternate Standards to obtain greater limits than those established in Section 903.01, 903.02 and 903.03 shall provide the necessary data from Tables 9-E and 9-F to show which elements will be changed, what the end values are for height, unrelieved building planes and color, and the calculation of debit/credit points. Such data shall be provided with building plans when applying for a building permit.

The Director may require the submittal of a visual analysis presentation that clearly demonstrates the effect of the application of Alternate Standards on surrounding property. The visual analysis can be in the form of photographs, artist renderings, models, drawings or computer simulations, and should include, at a minimum, elevations from all sides of the proposed building.

Notwithstanding the above procedures, a property owner may apply for a variance in accordance with Section 403 or an Administrative Waiver in accordance with Section 405. Such application shall clearly indicate to the Board of Adjustment or the Director if the Alternate Standards section of this Section 905 has been utilized, and to what degree.

- G. In recognition of the fact that preparation of final working drawings for a structure involves significant expenses, a property owner may, but is not required to, submit conceptual plans to the Director for discussion of the proposed application of Alternate Standards.

- H. An example of the application of Alternate Standards based on Table 9-E for a single-family residence is provided below:

If a twenty five (25) foot high structure is proposed, then six (6) debit points would have to be offset by six (6) credit points. These credit points could be achieved by reducing the LRV to eighteen percent (18%), or by reducing the size of the largest unrelieved building plane to three hundred (300) square feet. Alternatively, the LRV could be reduced to twenty two percent (22%) (for 4 credit points) and the largest unrelieved building plane could be reduced to five hundred (500) square feet (2 credit points) to provide the required six (6) credit points.

Table 9-E: Application of Alternate Standards to Single-family Residential Buildings or Structures

	Point Value	Height*	LUBP *	LRV*
Credit Points	+8	-	200	-
	+7	-	250	16
	+6	-	300	18
	+5	-	350	20
	+4	-	400	22
	+3	-	450	24
	+2	-	500	26
	+1	-	550	28
Baseline	-	22	-	30
Debit Points	-1	22.5	-	-
	-2	23	-	-
	-3	23.5	-	-
	-4	24	-	-
	-5	24.5	-	-
	-6	25	-	-
	-7	25.5	-	-
	-8	26	-	-
	-9	26.5	-	-
	-10	27	-	-

Notes:

1. *Height is expressed in feet measured parallel to natural grade based on Section 903.01A-1b. LUBP

means Largest Unrelieved Building Plane (expressed in square feet) and LRV means Light Reflectance Value (expressed as a percentage). See Section 905B for more details on these terms.

2. The Baseline Standard is the basic ordinance regulation required when applying Alternate Standards as described in terms of the Height and Massing requirements for single-family residences and structures of Section 903.01 and the Color requirements of Section 905B-3.
3. The -10 debit point value for building height is the absolute maximum value permitted in this Section 905.
4. If a building includes a gable or hip roof that extends above the height of a building or structure as established in Section 903.01A-1b, then this gable or hip roof height must be subtracted from the overall height of a building to determine the permitted structure height when applying Alternate Standards.
5. In order to achieve the required debit points for the height of a building or structure, credit points from either the LUBP or LRV columns must be acquired. A combination of both is also possible. See the example in Section 905-H.
6. Alternate Standards may **not** be applied to single-family residences and structures to increase the height of a building or structure above the imaginary horizontal plane established in Section 903.01A-1a.

Table 9-F: Application of Alternate Standards to Commercial, Multi-family Residential and Public/Semi Public Buildings or Structures

	Point Value	Height *	LUBP *	LRV *
Credit Points	+10	-	200	16
	+9	-	225	17
	+8	-	250	18
	+7	-	300	19
	+6	-	350	20
	+5	-	400	21
	+4	-	450	22
	+3	-	500	24
	+2	-	550	26
	+1	-	600	28
Baseline	-	22	800**	30
Debit Points	-1	22.5	-	-
	-2	23	-	-
	-3	23.5	-	-
	-4	24	-	-
	-5	24.5	-	-
	-6	25	-	-
	-7	25.5	-	-
	-8	26	-	-
	-9	26.5	-	-
	-10	27	-	-

Notes:

1.* Height is expressed in feet measured parallel to natural grade based on Sections 903.02A-1 and 903.03A-1. LUBP means Largest Unrelieved Building Plane (expressed in square feet) and LRV means Light Reflectance Value (expressed as a percentage). See Section 905B for more details on these terms.

** The 800 sq.ft. baseline area for unrelieved building planes does not apply to multi-family residential buildings or structures, and as used in this table only applies to commercial and public/semi-public buildings or structures.

2. The Baseline Standard is the basic ordinance regulation required when applying Alternate Standards as described in terms of the Height and Massing requirements for multi-family residential,

commercial and public/semi-public buildings and structures of Section 903.01 and the color requirements of Section 905B-3.

3. The -10 debit point values for building height is the absolute maximum values permitted in this Section 905.
4. If a building includes a gable or hip roof that extends above the height of a building or structure as established in Section 903.01A-1b, then this gable or hip roof height must be subtracted from the overall height of a building to determine the permitted structure height when applying Alternate Standards.
5. In order to achieve the required debit points for the height of a building or structure, credit points from either the LUBP or LRV columns must be acquired. A combination of both is also possible. See the example in Section 905H.

906 MATERIALS

906.01 Exterior Materials With respect to all materials that are visible from beyond the property line on which the structure is located, the following apply:

- A. Mirrored or reflective surfaces or any treatments which change ordinary glass into mirrored surfaces are prohibited. Tinted glass is acceptable.
- B. Bright untarnished copper or other metallic surfaces shall be treated to reduce reflections.
- C. Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain to avoid high contrast.

906.02 Driveways All driveways shall be surfaced with pervious materials or materials that have textures and colors that would enhance visual compatibility with native site surroundings. Such materials may include paving blocks or bricks, exposed aggregate concrete and asphalt, but specifically does not include uncolored concrete.

907 SCREENING REQUIREMENTS

907.01 Equipment Screening

- A. In all districts, all electrical service equipment and sub panels, air conditioners, heating, cooling and ventilating equipment, kitchen hoods and vents, swimming pool equipment, pumps and heaters, propane tanks and all other mechanical equipment shall be painted to be compatible with the surrounding wall color, screened from surrounding properties and streets, or enclosed within a building. The color of roof mounted equipment and vents shall be compatible with the roof or adjacent wall color, screened or integrated into the design of the structure. Facilities for the operation of active or passive solar energy systems and other alternate energy systems shall be exempt from the screening requirements when this screening will clearly restrict their efficient operation.
- B. In all districts satellite earth stations may be located in rear and interior side yards, provided that the installation is screened to the height of the installation from off property views by means of buildings, solid walls and/or solid fences or landscaping. The height of screening shall comply with the height requirements of Section 903. Roof mounted satellite earth stations shall be painted to be compatible with the surrounding wall color, screened from surrounding properties and streets by parapets or walls, or strategically placed on the roof so that it is screened as much as possible from off property views.

907.02 Screening of Uses

- A. Where a multiple-family dwelling or structure, including incidental or required accessory uses and parking areas, abut property in a single-family district, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping six (6) feet in height shall be established and maintained between these uses and the single-family district, as determined by the Director.
- B. Where public or semi-public uses and/or associated parking are established, a masonry wall, solid wood fence or other suitable screening and/or screen landscaping six (6) feet in height, shall be erected and maintained between these uses and residential uses on adjacent properties, as determined by the Director.
- C. Where a commercial or office use or parking area abuts property in any residential district, a

masonry wall, solid wood fence or other suitable screening and/or landscaping six (6) feet in height, shall be erected and maintained between these uses and the residential district.

907.03 Additional Requirements

- A. Subject to the approval of the Director, newspaper racks shall be permanently installed against a building or structure and cannot obstruct sidewalks or walkways. All other vending machines shall be installed against or inside a building or structure so as not to be visible from adjacent properties.
- B. All uses in commercial districts shall be conducted within a completely enclosed building unless otherwise permitted by this Code. Outside display and/or sales of merchandise are prohibited unless permitted in accordance with the provisions of Article 6.

908 UTILITIES

- A. All water, sewer, telephone, cable television, 12 KV or less electric lines and other utilities shall be underground, with the following exceptions;
 - 1. Transformers, pedestals, fire hydrants, and other appurtenances normally associated with "underground" utility installations are permitted on the surface of the ground.
 - 2. The development of existing lots in areas of the City now served with existing aboveground utilities, are exempt from this requirement.
- B. Temporary emergency facilities may be erected and maintained above the surface of the ground for a period of four months. Other temporary above-ground utilities expected to be utilized for a longer period of time may be erected and maintained only after obtaining a Temporary Use Permit for the use being served in accordance with the provisions of Section 405.
- C. Wherever possible underground utilities shall be located within or immediately adjacent to the disturbed areas of a lot or parcel, (e.g. driveways and roadways). In any event, all areas disturbed by the installation of the underground utilities shall be re-vegetated and/or landscaped.
- D. Apparatus needed for the operation of active or passive solar energy systems or other alternate energy systems, including but not limited to, overhangs, movable insulating walls and roofs, attached or detached solar collectors, reflectors and piping may be permitted by the Director for any use subject to the specifications set forth by the Director.

909 TREES

- A. Existing trees on a lot or parcel shall be preserved, with the following exceptions. No existing trees on any lot or parcel shall be removed except in accordance with the following criteria:
1. The tree is located in an area where structures or improvements will be placed and non-removal would unreasonably restrict the economically beneficial use of the lot or parcel. To the extent possible, development shall be located so as to avoid mass removal or clearing of trees. In addition, building placement shall take advantage of tree stands as natural visual screens between development areas, and as noise and wind buffers.
 2. The tree is dead, diseased, injured, in danger of falling upon existing or proposed structures, abuts or overhangs a building so as to create a potential fire hazard, interferes with the growth of other trees or existing utilities, creates unsafe vision clearance or conflicts with other ordinances or regulations.
- B. Trees which are cut down shall be removed from the lot or parcel within two (2) weeks, chipped on site or cut and stored for firewood on the property in a manner which does not encourage the propagation of insects.
- C. The City may retain the services of a qualified urban forester as deemed necessary to assist in the review process.
- D. Trees not specifically authorized for removal from any property shall be protected during any construction activities on the site to assure their continued survival. All trees which are to be saved within the construction envelope shall be fenced during construction to avoid compaction of the root system, and low branches from being broken. Such a barrier shall be no smaller than the diameter of the dripline of the tree to be saved and shall be a minimum of three (3) feet high, except that trees within three (3) to five (5) feet of a structure's walls or that overhang a driveway or patio may be exempt from the requirements of this section, provided that six (6) or more inches of gravel is placed over that portion of the dripline to reduce compaction damage, and if it can be shown that construction activities would be unduly hindered by the fencing requirement. Other recognized procedures for tree preservation may be approved by the Director.
- E. During construction activities, if any existing trees more than thirty (30) feet from the structure's walls are removed (except for those displaced by essential construction activity, such as driveways or utilities), new or transplanted trees shall be planted on the property in the same quantity as those removed and of a minimum size of two (2) inches DBH.
- F. To soften the lines of a building or structure, and to blend it with the surrounding natural terrain existing native trees shall be retained, and native or adaptive trees (identified in Appendix A in Article 10) shall be transplanted or planted around the perimeter of a structure in accordance with the following requirements:
1. A minimum of one (1) tree (with a minimum DBH of two (2) inches shall be required for each five hundred (500) square feet of a building's footprint. The total DBH of trees required shall then be calculated and applied to existing and/or new planted trees. For example, a 4,000 sq. ft. home would require 8 trees, each with a minimum DBH of 2", i.e. a total of 16" DBH. If there are 3 existing trees on the lot within 30 feet of the building (an existing 5" pinon and 2 juniper trees of 3" and 4" each) this would be a total of 12". Therefore, only 2 new trees with a minimum DBH of 2" need to be planted.
 2. The DBH of multiple trunk trees, such as juniper trees, shall be calculated from the DBH of the largest trunk at breast height.
 3. The required trees shall be a minimum of two (2) inches caliper.
 4. As an incentive to retain or transplant larger trees, the following incentive credits are allowed:
 - a. An existing four (4) inch DBH tree is equivalent to one point five (1.5) new trees as defined in Section 909F-1.
 - b. An existing five to six (5-6) inch DBH tree is equivalent to two (2) new trees as defined in Section 909F-1.

- c. An existing seven (7) inch or greater DBH tree is equivalent to three (3) new trees as defined in Section 909F-1.

910 LANDSCAPING

910.01 Purpose

The purpose of this Section is to prescribe standards for the maintenance of existing vegetation and the provision of supplementary landscaping within the community to achieve the following goals:

- A. To preserve and enhance the natural environment and aesthetic qualities of the City;
- B. To preserve and enhance the appearance, character and value of surrounding properties;
- C. To minimize the visual impacts of developed parking areas;
- D. To minimize the negative impacts of erosion, noise and air pollution, wind and glare;
- E. To promote water conservation through maximum feasible use of native and low water-use plant species when not using treated effluent for irrigation; and
- F. To promote the following:
 - 1. Use of landscaping to separate vehicular and pedestrian areas;
 - 2. Compatibility of residential and non-residential areas;
 - 3. Buffers between incompatible land uses;
 - 4. Screening of objectionable light;
 - 5. Softening of building masses;
 - 6. Privacy;
 - 7. Continuity between adjacent developments;
 - 8. Complementing visual effects of buildings;
 - 9. Attractive appearance along City streets;
 - 10. Energy conservation;
 - 11. Provision of a mix of evergreen and deciduous trees where beneficial;
 - 12. Enhancement of the quality of life and general welfare.

910.02 Review Standards

In landscaping plan review, the standards of this article will be considered minimum requirements, which may be modified by the Director as individual cases dictate, to carry out the stated purposes.

910.03 Applicability

This section shall apply to all public, quasi-public, office and commercial developments; duplex and multi-family residential developments; conditional uses and conditional rezonings and mobile home parks with respect to the following:

- A. All new construction and uses of land;
- B. Building expansions and additions and cumulative expansions or additions that exceed twenty-five (25%) percent of the existing gross floor area and changes in use of the existing building that require an increase in parking by at least twenty-five (25%) percent will require that the entire site be brought into conformance with these landscape requirements.

Single-family residential and agricultural uses shall be exempt from the requirements of this section.

910.04 Landscape Plan Submittal and Review

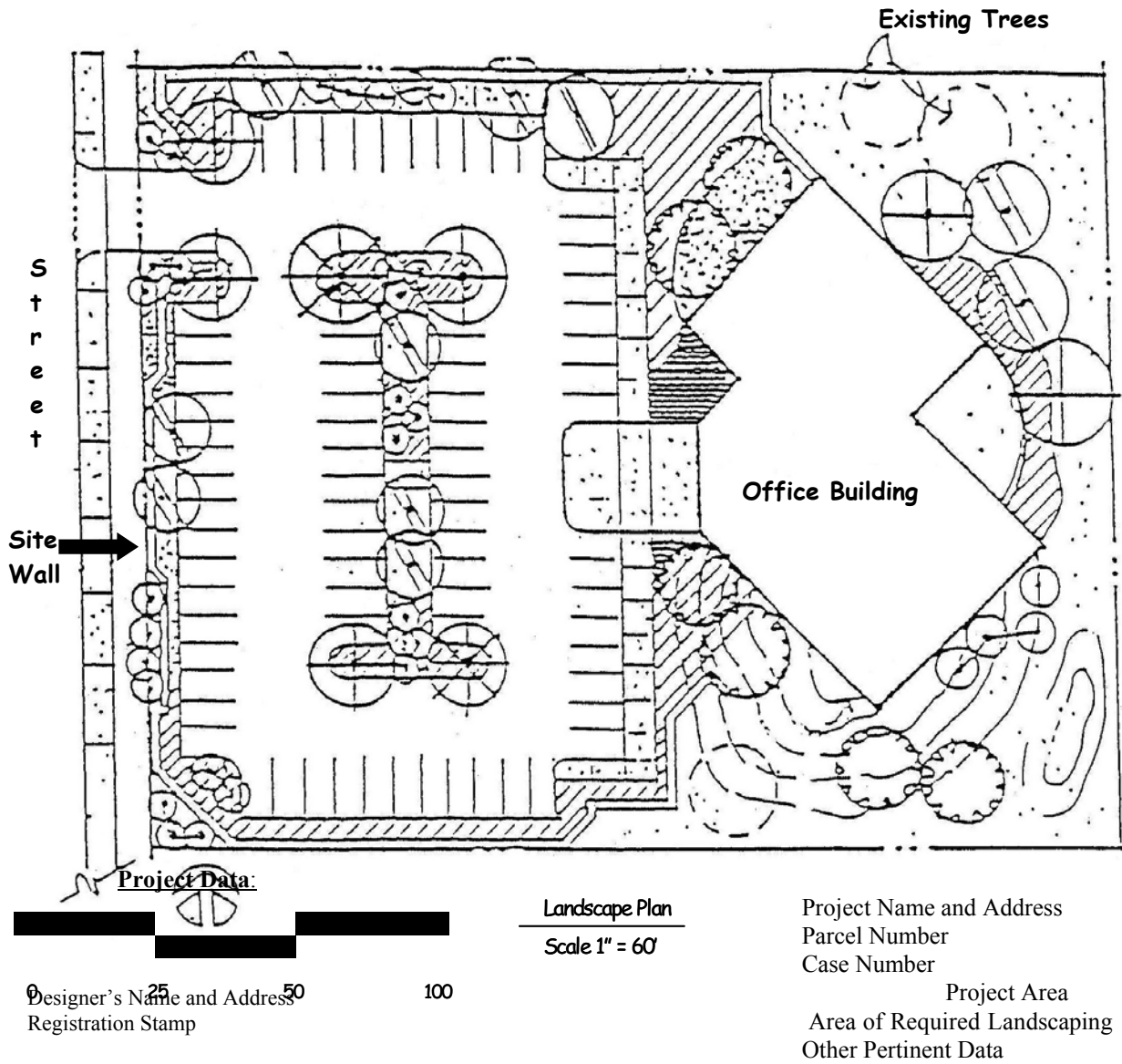
- A. Three (3) copies of a landscape plan for the site shall be submitted to the Director at the time of application for a building permit (see Figure 9-1, Sample Landscape Plan). Landscape plans shall be prepared by a landscape architect, or other professional landscape designer, to the satisfaction of the Director.

The following items shall be included on all landscape plans:

- 1. Project name and address.
- 2. Assessor's Parcel Number.
- 3. Case number for projects subject to Development Review at public hearings.
- 4. Designer name, address, phone number and registration stamp.
- 5. Scale (bar and numerical) and north arrow. Show landscape in sufficient detail to be legible. Specify in the most practical scale acceptable to the Director.

6. Property lines, adjacent rights-of-way, building foot prints, parking lots, driveways, walkways, easements, utility poles, drainage structures and other site improvements, drawn to scale with appropriate dimensions.
 7. Existing and proposed contours based on an approved grading plan. Contour intervals of two (2) feet shall be required, unless site size or other circumstances require a different interval, approved by the Director.
 8. A plant key which includes both common and botanical plant names, sizes (e.g. height, trunk diameter, or diameter of plant at maturity, gallon) and quantities.
 9. Plant locations and spacing corresponding to plant key.
 10. Planting details (e.g., staking, soil mix, etc.), construction details, protection details.
 11. Existing significant vegetation on the site indicating vegetation to be retained and removed and identified by location, size and common name.
 12. Details showing the method of preservation or protection of existing significant vegetation selected to be retained.
 13. Significant topographical features on the site (drainage, rock outcroppings, etc.).
 14. Irrigation system indications and descriptions (e.g., automatic devices, sprinkler, bubbler, drip system, etc.).
 15. If applicable, indications of proposed common and open space areas on the plan. Description of function and treatment of these areas.
- B. Within fifteen (15) working days of receipt of a completed submittal, and prior to issuance of a building permit the Director shall review landscape plans for compliance with this section. The Director shall also certify implementation of the approved plan before issuing a Certificate of Occupancy or commencement of the new use.
- C. Revisions to overall development plans or plats may require commensurate revisions to landscape plans to the satisfaction of the Director.
- D. If a project is developed in phases, required landscaping and screening must be completed in sequence with development phases and shown as such on the landscape plan.

Figure 38 Sample Landscape Plan



910.05 General Landscape Requirements and Regulations

A landscape plan shall consist of all existing significant vegetation and proposed supplementary landscaping.

- A. Any part of a site not used for buildings, parking, driveways, walkways, utilities and approved storage areas shall be retained in a natural state, reclaimed to its natural state or landscaped. Insufficiently vegetated natural areas shall be enhanced to minimum quantities recommended by a professional landscape designer.
- B. No artificial trees, shrubs, turf or plants shall be used to fulfill the landscaping requirements of this section.
- C. A recommended list of native and adaptive plants suitable for landscaping in the Sedona area is listed in Appendix "A" of Article 10 (Design Review Manual).
- D. The area abutting any street or highway, excluding driveways perpendicular and providing access to the street or highway, shall be landscaped. (see Figure 9-39)
- E. If existing natural vegetation adequately satisfies the minimum standards of this section, additional landscaping is not required.
- F. A minimum width of ten (10) feet shall be required for frontage area landscaping, which may include right-of-way landscaping. A minimum of five (5) feet of landscaping shall be on the applicant's property.
- G. In the OP, CN, C-1 and C-2 zoning districts, required front and street side yards shall be landscaped to a depth of not less than ten (10) feet. Remaining front and street side yard areas or setbacks may be used for required off-street parking.
- H. In the C-3 zoning district, required front and street side yards shall be landscaped to their full depth.
- I. In multi-family districts, the undeveloped site area shall be landscaped. Such required landscaping may include outdoor recreation areas.
- J. A minimum of one (1) tree and three (3) shrubs for each thirty (30) feet of street frontage is required. The Director may require a landscape berm or decorative wall not less than three (3) feet in

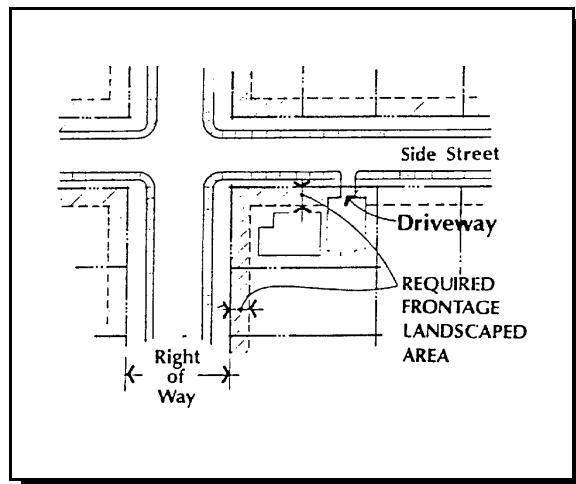


Figure 9-39 Frontage Area Landscaping

height. In certain instances, however, flexibility in the minimum height of the berm or wall may be permitted on the basis of innovative landscape design as approved by the Director. In certain instances, flexibility in the minimum width may be permitted on the basis of innovative landscape design as approved by the Director.

- K. Landscaping of public rights-of-way is encouraged. When landscaping of such areas is desired, an Encroachment Permit from the appropriate public authority owning or controlling such right-of-way shall be submitted with the landscape plan. Landscaped areas within the public right-of-way may be taken into consideration for overall landscape requirement on the site.
- L. All new developments and additions to existing developments shall comply with one of the three following criteria, depending on the size, shape and configuration of the property to be developed and the discretion of the Director:
 - 1. A minimum of fifteen (15%) percent of the gross square footage of vehicular use areas shall be devoted to landscaping. Sidewalks and designated loading-unloading areas for service vehicles shall not be considered as vehicular use area. Plans shall indicate the total percentage of landscaped area shown, or,
 - 2. The following parking areas shall be landscaped in accordance with Section 910.05L4:
 - a. Traffic islands separating adjacent parking spaces.

- b. Peninsulas parallel to individual parking spaces.
 - c. Planter areas located at the ends of traffic island parking nodes or other planter areas located within the parking lot vehicular use area, or
 - 3. For properties with unusual shape and configuration the Director may approve, with the concurrence of a registered landscape architect, a landscape plan which does not meet criteria (a) or (b) but which will meet the objectives and purpose of this section.
- M. The following are general requirements that must be met for all parking area landscape plans:
- 1. Landscaping shall consist of trees and plant material. This landscaping shall consist of a minimum of one (1) fifteen (15) gallon tree and two (2) shrubs for every six (6) parking spaces and a minimum of at least one (1) twenty-four (24) inch box tree for every eight (8) parking spaces.
 - 2. Where public parking areas and loading zones abut a street, there shall be a landscaped border not less than ten (10) feet in width between the parking area and the road right-of-way line and it shall not conflict with Section 910.09 (Sight Distance). At least one (1) fifteen (15) gallon tree shall be provided for every thirty (30) feet of street frontage. A low level (three (3) feet in height) decorative wall, fence, berm or landscape screening shall be provided between parking areas and roadways to screen parking areas from public view.
 - 3. All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control.
 - 4. For parking lots with twenty (20) or more spaces, at least fifty (50%) percent of the required parking area landscaping shall be installed in islands separating adjacent parking spaces or in peninsulas parallel to individual parking spaces. (*See Figure 9-40*)
 - 5. All landscaped areas must be protected from damage by vehicles with continuous, anchored concrete curbs, railroad ties, headers, wheelstops or other means acceptable to the Director, at least six (6) inches in height. If loose ground cover is proposed (e.g., cinders, woodchips) it must be contained by a header or depressed construction.
 - 6. Shrubs and trees located within twenty (20) feet of a vehicular intersection shall be maintained to provide visual clearance between two and one-half (2 1/2) and five (5) feet above grade and shall not conflict with Section 910.09 (*Sight Distance*).
 - 7. All landscaping, trees, plants, shrubs, ground covers, etc., shall be of a type that has minimum consumptive water use, unless the overall project has an effluent water disposal requirement.
 - 8. Whenever off-street parking areas are situated across the street from property in a residential district, a masonry wall or berm three (3) feet in height shall be erected between the required landscaped area and the parking area to adequately screen these parking areas from the residential properties.

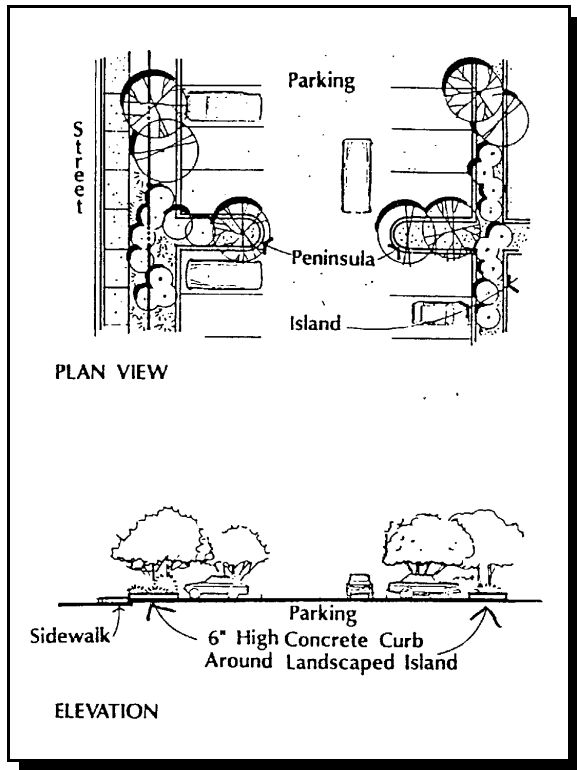


Figure 9-40 Landscaped Traffic Island

910.06 Landscape Material Standards. Minimum plant requirements for Required Frontage and Parking Area Landscaping materials are as follows:

A. Minimum Sizes.

1. Trees - Minimum size when planted shall be eight (8) feet in height, trunk diameter of one (1) inch to one and one-half (1 ½) inch; and with a branch spread of at least four (4') feet. Variations from the minimum requirements may be approved by the Director based on the tree species proposed.
2. Shrubs - Minimum size when planted shall be five (5) gallon. When certain shrubs are not normally commercially available in five (5) gallon sizes, the Director may allow one (1) gallon sizes.
3. Groundcover - Minimum spacing when planted shall provide full coverage within one (1) year of installation.

B. Vegetation shall be selected, planted and maintained, so that at maturity it does not interfere with utility lines, traffic sight lanes, vehicular parking, pedestrian circulation and property rights

of adjacent owners, and would not significantly damage or create upheaval of sidewalks and pavement. The minimum quantities of materials for required landscaped areas shall be as listed in Table 9-H.

Table 9-H
Minimum Quantities for
Required Landscaped Area

Sq. Ft. of Required Landscaped Area	Trees	Shrubs	Vegetative Ground Cover (Min.)	Non-Vegetative Ground Cover (Max.)
	(May be Clustered)		Percent of Gross Landscaped Area)	
0 - 500	2	4	50%	50%
500 - 1000	3	6	50%	50%
1001 - 1500	4	8	25%	75%
1501 - 2000	5	10	25%	75%
2001 - 2500	6	12	25%	75%

1. For landscaped areas over twenty-five hundred (2500) square feet, the following shall be provided in addition to the quantities listed in Table 9-H: four (4) trees, eight (8) shrubs and twenty-five (25%) percent vegetative groundcover for each additional five hundred (500) square feet of that area.
2. For parking areas, minimum quantities shall also comply with 910.05J.

910.07 Tree Preservation and Protection

- A. No existing live trees may be felled or removed from a site and no person, firm or corporation shall strip, excavate, grade or otherwise remove top soil from a site without:
 1. A site development plan that includes a tree removal plan in conformance with the provisions of Section 909, a grading plan and a landscape plan, and
 2. A Grading Permit and Building Permit issued by the City.
- B. Site development plans shall be designed to minimize the removal of trees. The removal of trees may be authorized by the Director in conformance with the provisions of Section 909A.
- C. Trees to be preserved on-site shall be effectively protected during grading and construction to prevent root damage, soil compaction, and trunk

damage, in conformance with the provisions of Section 909D.

- D. On-site paving shall be designed to allow sufficient area around trees to permit water absorption and prevent soil compaction. Preservation and protection details shall be shown on the required landscape plan and must be in conformance with the provisions of Section 909D.

910.08 Screening

All parking areas and/or parking structures shall be screened.

- A. Where required by this Code, vegetation selected for screening six (6) feet in height shall be evergreen; a species that will reach a minimum height of six (6) feet in two (2) years; spaced according to the foliage density of the selected species and located to provide a solid screen in all seasons within two (2) years from planting date.
- B. Where required by this Code, vegetation selected for screening three (3) feet in height shall be evergreen; spaced according to the foliage density of the selected species and located to provide a solid screen within two (2) years of planting date (See Figure 9-41 Landscape Screen).

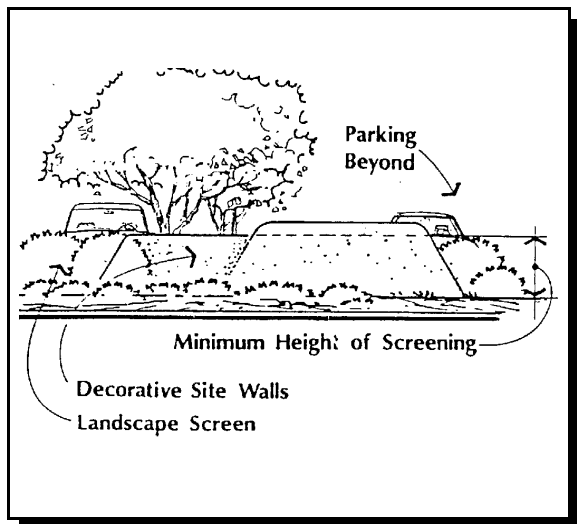


Figure 9-41 Parking Lot Screening

- C. Earth berms or a combination of berm, landscaping and ornamental wall may be used to assure that parking areas are adequately screened from adjacent roadways and properties. Berms shall be designed to transition to existing grades,

not to exceed a slope of 2:1, and shall be covered with plant material, groundcover or rip-rap, as approved by the Director to prevent erosion. (See Figure 9-42 Earth Berms)

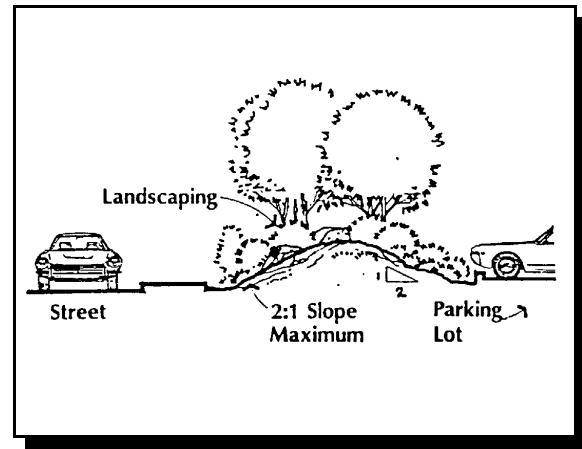


Figure 9-42 Earth Berm

910.09 Sight Distance

- A. To ensure that landscape materials do not constitute a driving hazard, no landscaping higher than three (3) feet at maturity or fencing higher than three (3) feet shall be placed within the visibility triangles.
 - 1. To determine the visibility triangles necessary for a corner lot, measure thirty (30) feet back along lot lines from the point of intersection of the two (2) lot lines.
 - 2. At drive entrances, measure ten (10) feet back along drive and lot line from the point of intersection of drive and lot line.
- B. Existing vegetation is permitted within a visibility triangle if foliage is pruned and maintained at a height under three (3) feet or above six (6) feet measured from the lowest branch, to the satisfaction of the City Engineer (see Figure 9-43, Visibility Triangle).

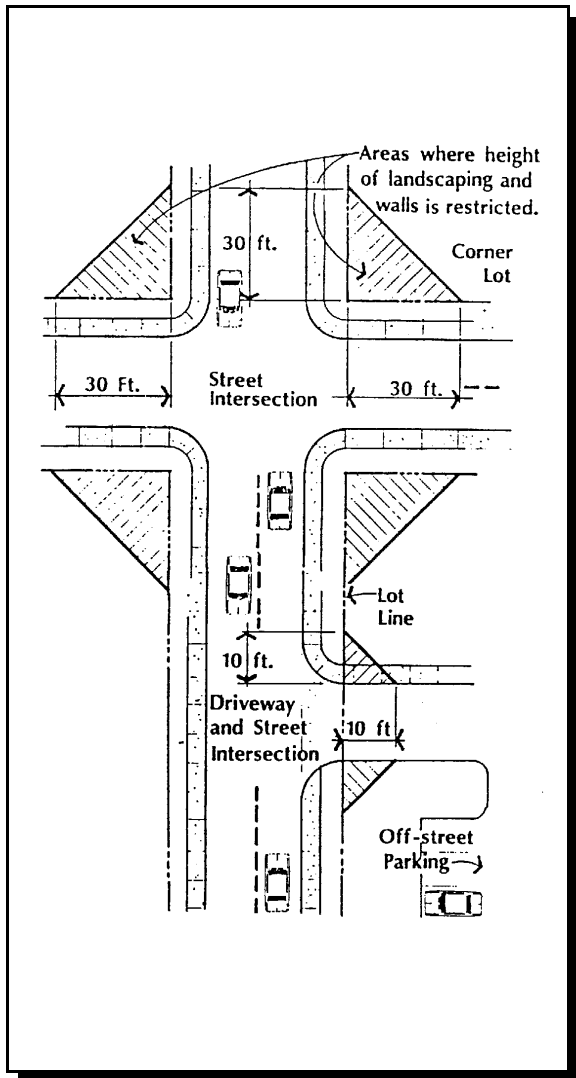


Figure 9-43 Visibility Triangle

910.10 Installation

- A. Landscaping and watering devices shall be installed in accordance with approved landscape and site plans prior to the issuance of a Certificate of Occupancy.
- B. If approved landscaping and watering devices cannot be installed prior to occupancy or commencement of operations as a result of seasonal planting limitations, a conditional Certificate of Occupancy may be issued by the City.
- C. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide surety acceptable to the City and equal to the total cost of landscaping improvements in accordance with a written

estimate, prepared by a landscape architect or other landscape designer, based on the approved landscaping plan. A signed conditional Certificate of Occupancy agreement with the City shall accompany the surety and estimate.

910.11 Irrigation

A permanent on-site underground irrigation system or alternative system acceptable to the Director shall be installed. This watering system shall be designed to water landscaped areas efficiently and avoid overspray and overflow onto adjacent parking areas and access drives, sidewalks, buildings and public streets.

910.12 Maintenance

It shall be the responsibility of the owner, lessee, heirs, assigns, agent, homeowners association or other liable entity of the property to permanently maintain all approved landscaping in accordance with the approved landscape plan.

- A. Required maintenance shall include regular watering, pruning, mowing, fertilizing, clearing of debris and weeds, removal and replacement of dead plants and repair and replacement of irrigation systems and architectural features.
- B. Any plant materials not surviving shall be replaced with plants of the same size, variety, and quality as those removed within thirty (30) days of their demise or in the next planting period.
- C. Failure to maintain approved landscaping shall constitute a violation of this Code.
- D. Maintenance of landscaping within the public right-of-way shall be included, in accordance with the terms of encroachment permits authorizing such landscaping.

911 OUTDOOR LIGHTING

911.01 Purpose and Intent

It is the purpose and intent of this Code to balance the goals of the Sedona Community Plan to maintain it's small-town character with the need to provide for safe lighting practices and to minimize light pollution for the enjoyment of Sedona's citizens and visitors.

- A. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:
 - 1. The degradation of the nighttime visual environment by production of unsightly and dangerous glare,
 - 2. Lighting practices that interfere with health and safety of Sedona's citizens and visitors,
 - 3. Unnecessary waste of energy and resources in the production of too much light or wasted light,
 - 4. Interference in the use or enjoyment of property which is not intended to be illuminated at night, and the loss of the scenic view of the night sky due to increased urban sky-glow.
- B. The concerns of safety, utility and aesthetic appearance, need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to when, where and how much night-time lighting is needed, will lead to better lighting practices.
- C. The topography and atmospheric conditions in northern Arizona are uniquely suited for government, military, commercial, and private astronomical observation in the area. Unnecessary or excessive uses of outdoor light-time lighting have an adverse impact on astronomical observation even at relatively distant observatories.
- D. Accordingly, it is the intent of this Code to require lighting practices and systems which will minimize light pollution, glare, light trespass, and conserve energy while maintaining night-time safety, utility, security and productivity.

911.02 Conflict Regulations

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this Code, the most restrictive shall govern unless otherwise regulated by law.

911.03 Definitions

See Article 2 for definitions pertaining to outdoor lighting.

911.04 Applicability

- A. New Uses, Buildings and Major Additions or Modifications.

If the total cumulative increase in floor area is greater than fifty percent (50%) for single-family residential or greater than twenty-five percent (25%) for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is greater than twenty-five (25%) of the valuation of the building as determined by the Director in accordance with Section 304 (b) of the Uniform Building Code (as adopted and as amended by Section 7-1-4 of the Sedona City Code), then all outdoor lighting fixtures shall meet the requirements of this Code for the entire site, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting twenty-five (25) percent or more of the permitted lumens for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.

- B. Minor Additions. If the total cumulative increase in the floor area is fifty (50%) or less for single-family residential or twenty-five percent (25%) for all other uses, or if the total cumulative cost of any exterior modification, alteration or repair is less than twenty-five (25%) of the valuation of the building as determined by the Director in accordance with Section 304 (b) of the Uniform Building Code (as adopted and as amended by Section 7-1-4 of the Sedona City Code), then full conformance of the existing portion of the building or structure is not required. However, such projects shall require the submission of a complete inventory and site plan detailing all existing and any proposed new outdoor lighting.

- C. Any new lighting on the site shall meet the requirements of this Code with regard to shielding and lamp type; the total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Code, whichever is larger.
- D. Resumption of Use after Abandonment. If a property or use with non-conforming lighting is abandoned as defined in Article 12 (Non Conforming Situations), then all outdoor lighting shall be reviewed and brought into compliance with this Code before the use is resumed.
- E. Public Roadways. In general this Code does not apply to city and state right-of-ways. However, all such street lights must be fully shielded.

911.05 Outdoor Lighting Standards

- A. Low Pressure Sodium Lighting. Due to their high energy efficiency, long life and spectral characteristics, low pressure sodium (LPS) lamps are the preferred illumination source throughout the city. Their use is to be encouraged, when not required, for outdoor illumination whenever its use would not be detrimental to the use of the property. Ten (10% percent) white light added to LPS light permits nearly normal color perception.
 - 1. Class 1 Lighting. Low pressure sodium (LPS) lamps are not required. Businesses who chose to use LPS as their primary lamps are eligible to apply for an additional ten (10%) percent increase in the lumens per acre allowed for their site.
 - 2. Class 2 Lighting. Low pressure sodium (LPS) lamps are required. Up to ten (10%) percent of the total lumens per acre allowed may be **white light**.
- B. Light Trespass Standard. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.

- C. Lamp and Shielding. All light fixtures are required to be fully shielded and shall be installed in such a manner that the shielding complies with the definition of fully shielded light fixtures for all uses, including single-family and multi-family residential uses, except as provided below.
 - 1. All lamp types above 2,000 lumens shall be fully shielded.
 - 2. Partially shielded light fixtures may be permitted subject to the approval of the Director. Partially shielded light fixtures are limited to a maximum of 5,500 lumens per net acre and shall not exceed 2,000 per lamp (see 911.05.D below).
- D. Total Outdoor Light Output Standards - Non-Residential and Multi-family Uses. Total outdoor light output shall not exceed 100,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 5,500 lumens per net acre and are counted towards the 100,000 lumens per net acre cap.

Seasonal decorations, permitted between Thanksgiving and January 15, are not counted toward these limits. Lighting used for external illumination of signs is counted.
- E. Total Outdoor Light Output Standards - Single-family Residential Uses.
 - 1. Outdoor lighting for single-family residential uses are not subject to a lumens per net acre cap.
 - 2. Outdoor lighting for single-family residential uses are subject to the lamp fixture and shielding requirements.
- F. Parking Lot Standards. Parking lots shall be considered Class 2 lighting. Parking lot lighting poles shall be sized in such a manner that the top of any luminary does not exceed 12 feet above adjacent grade.
- G. Lighting Time Limitations.

1. Class 1 Lighting, including but not limited to sales, service, commercial, assembly, repair, maintenance, and industrial areas may only continue in operation until 11:00 pm or for as long as the area is in active use but once off remain off during non-business hours.
 2. Class 2 Lighting, shall have no time restrictions except as specified by any conditions of approval. Uses that do not require all night illumination are encouraged to turn off their outdoor lighting during night hours whenever possible.
 3. Class 3 Lighting, except for flag pole lighting, must be extinguished after 11:00 pm or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night from Thanksgiving to January 15.
 4. Multi-Class Lighting, except for security lighting, must conform to the time limitations of the strictest class.
- H. Multi-Class Lighting Standard. Multi-Class lighting must conform to the shielding and timing restrictions, if any, that apply to the most restrictive included Class.
- I. Class 3 Lighting Standards.
1. All class 3 lighting must be selected, designed, installed, and aimed so that there is a minimum amount of spill beyond the area intended to be lighted.
 2. Permanent exposed string lighting is not permitted.
 3. All class 3 lighting must comply with the light trespass standards as described in 911.05.B above.
 4. All class 3 lighting shall comply with the lamp and shielding standards as described in 911.05.C above.
 5. Subject to the approval of the Director, uplighting or ground mounted lighting may be allowed to accent unique features of a building and/or surrounding landscaping (such as outstanding architectural features, specimen trees with dense year-round foliage or large native shrubs masses). Uplighting or

ground mounted lighting shall be designed and installed in such a manner as to minimize glare with special consideration in areas where there is vehicle and pedestrian traffic.

All lighting which is directed upwards shall be placed in such a manner that the angle of the lamp shall not be greater than 45 degrees measured from a horizontal plane to a line projected through the center of the lamp, and fixtures shall be fully-shielded to contain and direct the light on to the feature to be lighted.

- J. Signs. See Article 11, Sign Regulations.
- K. Mercury vapor light bulbs and fixtures in use for outdoor lighting on the effective date of this Code shall not be used after July 1, 2006.
- L. Searchlights, floodlights, laser source lights, strobe or flashing lights, illusion lights or any similar high intensity light shall not be permitted except in emergencies by police and fire personnel at their direction. Spot lights are permitted and must be directed downward 45 degrees from any neighboring property.
- M. On projects where an engineer or architect is required, the developer shall verify in writing to the City that all outdoor lighting was installed in accordance with the approved plans

911.06 Special Uses

A. Recreational Facilities

1. Lighting for outdoor athletic fields, courts or tracks shall be considered Class 1.
2. Lighting allowed in this subsection shall be subject to approval. When the proposed lumens per acre exceeds the lumens per net acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society or North America (IESNA).
3. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.

4. Such lighting shall not include any light trespass as determined by the Director.
5. All events shall be scheduled so as to complete all activity and lights turned off by 10:00 pm.
6. Fully shielded lighting shall be required for fields designed for amateur, recreational or non-professional sports activity. For professional level sports facilities where fully shielded fixtures are not utilized, acceptable luminaries shall include those which:
 - a. Are provided with internal or external glare control louvers, or both, and installed so as to minimize uplight and offsite light trespass as determined by the director , and;
 - b. Are installed and maintained with aiming angles that permit no greater than two percent (2%) of the light emitted by each fixture to project above the horizontal.

B. Outdoor Display Lots

1. Light for Outdoor Display Lots shall be considered Class 1, and shall conform to the lumens per net acre limits except as follows:
 - a. All such lighting shall utilize fully shielded luminaries that are installed in a fashion that maintains the fully-shield characteristics.
 - b. When the proposed lumens exceed the per acre limits, the installation shall be designed to achieve no greater than the minimum illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).
 - c. Such lighting shall not include any light trespass as determined by the Director.
 - d. Every such lighting system design shall be certified by an Arizona registered engineer as conforming to all applicable restrictions of this Code.
 - e. Lighting Time Limitations. Outdoor Display lot lighting shall conform to the hours of operation as established under

Class 1 Lighting Standards. Any lighting on after the time limitations shall be considered Class 2 lighting and shall conform to all restrictions of this Code applicable to this class.

C. Service Station Canopies

1. Lighting for service station canopies shall be considered Class 2 lighting.
2. Shielding: All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers.
3. Total Under-Canopy Output: The total light output used for illuminating service station canopies, defined as the sum of under-canopy initial bare-lamp outputs in lumens, shall not exceed forty (40) lumens per square foot of canopy. All lighting mounted under the canopy except internally illuminated signs, shall be included in the total. Fifty percent (50%) of the total lumen output of all lamps mounted within or under a canopy shall be included in the lumen per acre cap.

D. Other Lighting on Parcels with Special Uses

All site lighting not directly associated with the special uses as permitted shall conform to all lighting standards described in this Code.

911.07 Plans Submittal and Evidence of Compliance

- A. Plan Submittal. Whenever a person is required to obtain a permit for outdoor lighting or signage, a conditional use permit, subdivision approval or any development plan approved by the City, including all city projects, or whenever a person requests a rezoning, the applicant shall, as part of the application process, submit sufficient information to enable the Director to determine whether proposed lighting complies with this Code. All applications may be subject to review and action by the Planning and Zoning Commission at the discretion of the Director.
- B. All applications, shall include the following:
 1. A site plan indicating the location of all lighting fixtures, both proposed and any already existing on the site.

2. A description of each illuminating device, fixture, lamp, support and shield, both proposed and existing. The description shall include, but is not limited to, manufacturer's catalog cuts and illustrations (including sections where required); lamp types, wattages and initial lumen outputs.
 3. Such other information that the Director may determine is necessary to ensure compliance with this Code.
- C. Plan Approval. If the Director determines that any proposed lighting does not comply with this Code, the permit shall not be issued or the plan approved.
 - D. Lamp or Fixture Substitution. Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the Director for approval, together with adequate information to assure compliance with this Code, which must be received prior to substitution.
 - E. Certification of Installation. For all projects where the total initial output of the proposed lighting equals or exceeds 100,000 lamp lumens, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the certificate of occupancy is issued. Until this certification is submitted, approval for use of a Certificate of Occupancy shall not be issued for the project.
- A. All nonconforming outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code are exempt from all requirements of this Code. However, there shall be no change in use or lamp type, or any replacement (except for same-type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this Code.
 - B. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with the provisions of this Code.
 - C. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this Code for as long as the emergency exists.
 - D. Swimming Pool and Decorative Water Fountain Lighting. Underwater lighting used for the illumination of swimming pools and decorative water fountains are exempt from the lamp type and shielding standards, though they must conform to all other provisions of this code.

911.08 Approved Materials and Methods of Construction or Installation/Operation

Approval of Alternatives. The provisions of this Code are not intended to prevent the use of any design, material, or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved by the Director. The Director may approve any such proposed alternate providing that it:

- a. provides at least approximate equivalence to that applicable specific requirements of this Code
- b. is otherwise satisfactory and complies with the intent of this Code.

911.09 Exemptions and Nonconforming Lights

912 OFF-STREET PARKING AND LOADING REQUIREMENTS AND STANDARDS

912.01 Purpose. The purpose of this section is to promote traffic/pedestrian safety and efficiency and alleviate traffic congestion by providing off-street parking and loading facilities for new uses or enlargement of existing uses. This section is also intended to promote the following:

- A. Paving should be minimized to provide adequate parking yet reduce rain water run-off, prevent heat build up, and control dust pollution.
- B. Innovative design is encouraged to retain the character of, and be in harmony with, the natural beauty of Sedona.
- C. Every reasonable effort shall be made to save existing trees and native vegetation.

912.02 Basic Requirements for Off-Street Parking

- A. General Provisions. Off-street parking shall be provided for any new building constructed, for any addition or enlargement of an existing building and where additional parking spaces are required. If an existing, legally established building or structure is expanded by more than twenty-five percent (25%) of the existing gross floor area, existing parking must comply with the applicable standards of this Code.
- B. Maintenance of Existing Parking. Off-street parking facilities provided for existing buildings and uses shall be maintained as long as the buildings and uses remain.
- C. Combination of Uses. Where there is a combination of uses on a lot, the number of parking spaces shall be the sum of the requirements of the individual uses. The total number of spaces may be reduced if the Director approves a parking study, conducted by a professional traffic engineer, which shows that on a single auto trip, more than one land use is employed on one lot (see "Shared Parking" published by the Urban Land Institute and Chapter 7 "Parking and Service Facilities," published by the Institute of Transportation Engineers).
- D. Parking Lot Sales. Required parking spaces and areas shall not be used for the sale, display or

repair of motor vehicles or other goods and services unless authorized by a temporary use permit issued in accordance with Section 407.

- E. Overnight Occupancy Restrictions. Parking lots shall not be used for overnight occupancy and parking of recreational vehicles, campers, trailers, buses, vans, motorhomes, moving vans, refrigerator trucks or similar vehicles, except as authorized by the Director.
- F. Adjoining Lot Connections. Interconnections between adjoining parking lots for separate adjacent uses are encouraged. Cross-access and maintenance agreements associated with such interconnections shall be provided, if necessary, with applications for site plan approval.
- G. Pollution Control. Oil separator devices and documentation of proper maintenance shall be required for parking areas, except when paving with permeable surface has been established, in which case the requirements may be waived by the City Engineer.
- H. Surfacing in Floodplains. Parking lots developed in designated floodplain areas shall be improved in a manner acceptable to the Director. Clearly-defined parking spaces must be provided.
- I. Maximum Grades. Parking lot grades shall be in accordance with the specifications made available by the City Engineer.
- J. Single Family Residential Uses. Unless specifically mentioned in the text of this Code, parking provisions and requirements shall not apply to single family residential uses.

912.03 Parking Spaces Required. Parking for a specific use shall be located on the same property as it is intended to serve.

- A. Off-Site Parking Parking for a specific use may be allowed on a separate property that is within three hundred (300) feet of the property, provided the two properties are not separated by an arterial street or collector roadway. A legal, non-revokable written agreement must be submitted to the Director for approval before establishment of any off-site parking arrangements. Proof of continuing use and maintenance shall be a requirement of such approval.

- B. Shared Parking. For separate uses located on the same or adjacent properties which are not operated simultaneously, a shared parking arrangement may be allowed if it is in accordance with the Institute of Transportation Engineers (ITE) Standards for shared parking (current edition) and the Urban Land Institute publication on shared parking, September 1983, and approved by the Director.
- C. Fractional Amount. In calculating the total number of required off-street parking spaces, fractional amounts are to be rounded to the nearest whole number ($\frac{1}{2}$ shall be rounded to the next highest number).
- D. Unspecified Uses. The requirements for any use not specifically listed shall be determined by the Director on the basis of requirements for similar uses.
- E. Reduction of Requirements. Requests to reduce otherwise applicable parking requirements may be granted by the Director after the applicant shows that:
 - 1. Because of the unique nature of the specific existing or proposed land use or due to an unusually large number of pedestrian or transit trips, below-normal parking demands will be generated and
 - 2. The reduced parking supply will still accommodate the vehicular traffic without increasing traffic or on-street parking problems in adjacent areas and neighborhoods.

912.04 Schedule of Off-Street Parking Requirements. Off-street automobile parking spaces or areas shall be provided according to Table 9-I.

**Table 9-I
Schedule of Off-Street Parking Requirements**

A. Residential Uses	
Use	Minimum Off-Street Parking Requirements
1. Single family residence or duplex:	Two (2) parking spaces per dwelling unit
2. Multiple Family Dwellings (A minimum of one (1) covered space per dwelling unit)	
a. Efficiency units:	One and one quarter (1.25) parking spaces per dwelling unit
b. One-bedroom units:	Two (2) parking spaces per dwelling unit for the first five (5) units. After the first five (5) units, one and one half (1.5) parking spaces per dwelling unit
c. Two or more bedroom units:	Two and one half (2.5) parking spaces per dwelling unit for the first five (5) units. After the first five (5) units, two (2) parking spaces per dwelling unit.
3. Boarding or rooming houses:	One (1) parking space for each guest room or guest dwelling
4. Dormitories or other student housing:	Two (2) parking spaces for each three (3) guest rooms
5. Mobile Home Parks	Two (2) parking spaces for each mobile home space
6. Active senior living accommodations:	One (1) parking space per dwelling unit
7. Convalescent homes:	One (1) parking space for each two (2) patient beds
B. Public/Semi-Public Uses	
Use	Minimum Off-Street Parking Requirements
1. Places of worship, clubs and lodges:	One (1) parking for each three and one half (3.5) fixed seats in the main assembly room; or one (1) space for each twenty (20) square feet in the main assembly room
2. Country club, swim club or recreational use:	One (1) parking space for each three (3) persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the Director
3. Elementary or junior high schools:	Two (2) parking spaces for each teaching station
4. Places of public assembly:	One (1) parking space for each one hundred seventy five square (175) feet of gross floor area
5. Government offices:	One (1) parking space for each two hundred (200) square feet of gross floor area
6. High schools, including auditoriums and stadiums:	Seven (7) parking spaces for each teaching station
7. Hospitals:	One (1) parking space for each patient bed
8. Library and museums:	One (1) parking space for each three hundred (300) square feet of gross floor area
9. Post offices:	One (1) parking space for each two hundred (200) square feet of gross floor area
C. Commercial Sales and Service Uses	

Use	Minimum Off-Street Parking Requirements
1. Airport terminal:	One (1) parking space for each two hundred (200) square feet of gross floor area
2. Art gallery:	One (1) parking space for each three hundred fifty (350) square feet of gross floor area
3. New and used automobile, boat, camper or similar vehicle sales or rental business:	One (1) parking space for each one thousand (1,000) square feet of gross land area used for sales and display purposes
4. Barber or beauty shop:	One and one half (1.5) parking spaces for every two (2) work stations
5. Bank, financial institution, public or private utility office:	One (1) parking space for each two hundred (200) square feet of gross floor area
6. Bed and breakfast establishment:	One (1) parking space for each guest unit in addition to parking requirements for the owner/occupant
7. Billiard parlors:	One (1) parking space per one and one half (1.5) billiard tables
8. Bowling alleys:	Four (4) parking spaces for each bowling lane
9. Bus depots:	One (1) parking space for each one hundred (100) square feet of waiting room space
10. Business or professional offices:	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
11. Carwash:	Parking spaces or reservoir parking equal to five (5) times the capacity of the carwash
12. Cleaning or laundry use or similar personal service use (self-service):	One (1) parking space for every two (2) washing machines
13. Cleaners:	One (1) parking space for each three hundred (300) square feet of gross floor area
14. Commercial service uses, repair shops, garages, wholesale uses:	One (1) parking space for each two hundred (200) square feet of gross floor area (including display)
15. Convenience markets:	One (1) parking space for each two hundred (200) square feet of gross floor area
16. Day nursery or nursery school:	One (1) parking space for each staff member plus one (1) space for each ten (10) students

17. Drive-through uses:	
a. Bank or financial:	One (1) parking space for each two hundred (200) square feet of gross floor area, plus five (5) vehicles per drive-through station for vehicle stacking space.
b. (1) Restaurant, cocktail lounge or similar use for sale or consumption of food or beverage on the premises with more than sixteen (16) seats: (2) Restaurant primarily for sale of food and beverages off-premises with sixteen (16) seats or less:	One (1) parking space for each one hundred (100) square feet of gross floor area. In addition, four (4) spaces before the ordering area shall be required for vehicle stacking space. One (1) parking space for each two hundred (200) square feet of gross floor area. In addition, four (4) spaces before the ordering area shall be required for vehicle stacking space.
c. Convenience markets and liquor stores:	One (1) parking space for each two hundred (200) square feet of gross floor area plus a minimum of sixty (60) feet of stacking area to accommodate at least three (3) vehicles at the window
d. Cleaners:	One (1) parking space for each three hundred (300) square feet of gross floor area, plus a minimum of sixty (60) feet of stacking area to accommodate at least three (3) vehicles at the window
e. Other:	Parking spaces as required by the specific use plus a minimum of sixty (60) feet of stacking area to accommodate at least three (3) vehicles at the window
18. Food store, supermarket:	<ol style="list-style-type: none"> One (1) parking space for each two hundred (200) square feet of gross floor area for buildings over 10,000 square feet gross area One (1) space for each two hundred fifty (250) square feet for buildings less than or equal to ten thousand (10,000) square feet of gross floor area
19. Furniture and/or appliance stores:	One (1) parking space for each seven hundred fifty (750) square feet of sales display area
20. Gas service stations:	One (1) stacking space per two (2) pumps, plus two (2) parking spaces per service bay
21. Golf courses:	Six (6) parking spaces per green
22. Gymnasiums and health studios, not on a school site:	One (1) parking space per three hundred (300) square feet of exercise area
23. Hotels, motels, timeshares and other similar lodging uses as determined by the Director of Community Development. Total per unit of the following requirements:	<ol style="list-style-type: none"> .5 spaces per room within each lodging unit, <u>but not less than one space per total unit</u> (excluding kitchens, bathrooms, closets or similar rooms as determined by the Director of Community Development). .25 spaces per total unit if the timeshare facility accommodates on-site sales activities (this requirement may be waived by the Director if applicant provides adequate documentation indicating sales customers are also overnight guests at the facility). .25 spaces per lock-out suite. For projects under 60 units, an additional five (5) parking spaces shall be provided. For projects with 60 or more units, an additional ten (10) parking spaces shall be added.
24. Manufacturing or industrial uses, including office or other incidental operation on the site:	One (1) parking space per seven hundred fifty (750) square feet of gross floor area

25. Medical or dental offices:	One (1) parking space per two hundred (200) square feet of gross floor area
26. Miniature golf courses:	Two and one half (2.5) parking spaces for each hole of the course
27. Mortuaries, funeral homes:	One (1) parking space per three (3) fixed seats or one (1) parking space per twenty (20) square feet of assembly room area, plus one (1) per each commercial funeral vehicle
28. Heavy equipment and machinery sales:	One (1) parking space per seven hundred fifty (750) square feet of gross floor area
29. Planned shopping centers under unified control over twenty five thousand (25,000) square feet:	<ol style="list-style-type: none"> 1. One (1) parking space for each two hundred fifty (250) square feet of gross floor area 2. Parking spaces for restaurant space that exceeds fifteen (15%) percent of the total square footage of the shopping center shall be calculated as required for restaurant
30. Plant nursery, garden shop:	Five (5) parking spaces plus one (1) additional parking space for each two thousand (2,000) square feet of sales or display area
31. a. Restaurant, cocktail lounge or similar use for sale or consumption of food or beverage on the premises with more than sixteen (16) seats:	One (1) parking space for each one hundred (100) square feet of gross floor area
b. Restaurant primarily for sale of food and beverages off premises with sixteen (16) seats or less:	One (1) parking space for each two hundred (200) square feet of gross floor area.
32. Retail, general:	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
33. Skating rinks, dance halls/dance studios:	One (1) parking space per two hundred fifty (250) square feet of gross floor area
34. Theater or auditorium not on a school site:	One (1) parking space for each three (3) seats in the main assembly room
35. Warehouse and distribution industry:	One (1) parking space for each two thousand (2,000) square feet for the first twenty thousand (20,000) square feet; one (1) parking space for each four thousand (4,000) square feet of floor area of the remaining building area
36. Wholesale:	One (1) parking space for each five hundred (500) square feet of gross floor area

D. Accessible Parking Spaces	
Use	Minimum Off-Street Parking Requirements
1. Designated parking for disabled persons shall be provided for all uses as designated by the Americans with Disabilities Act.	Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans With Disabilities Act and located as close as practical to an accessible entrance to the building. The sign must be placed so that it is not obscured by a vehicle parked in that space. The striping specifications for accessible parking spaces shall comply with the Americans With Disabilities Act (see Section 912.09 Accessible Parking).

912.05 Site Development Standards for Off-Street Parking Areas

- A. Each off-street parking space, aisle width and other design dimensions shall comply with the requirements of Section 912.05J. A waiver of these requirements may be granted by the Director subject to concurrence by the City Engineer if the applicant can provide different acceptable standards based on the Institute of Transportation Engineers (ITE) Standards (current edition). However, any waiver must also meet the intent and purpose of this Code.
- B. Sidewalks, streets or public rights-of-way may not be used for parking. Vehicles shall not be allowed to back out or otherwise maneuver from a property into a City arterial or roadway if, in the opinion of the City Engineer and Director, a potential traffic safety concern is present.
- C. Individual ingress/egress access drives intersecting with City streets shall have a minimum width of twenty-eight (28) feet and shall not exceed forty (40) feet in width. For radiused entrances, minimum curb radii shall be twenty-five (25) feet minimum. Any reduction in width below twenty eight (28) feet shall be at the discretion of the City Engineer.
- D. The total number of access connections from parking lots to adjacent roadways shall be subject to the approval of the agency having jurisdiction.
- E. Driveways located near intersections on arterial highways and major collector roadways must maintain the corner clearances as indicated in Figure 9-7.
1. At locations where the recommended corner clearances are not attainable because property frontages are narrow, a minimum corner clearance of fifty (50) feet must be maintained. At such locations, left turns into and out of the driveway shall be prohibited, if in the opinion of the City Engineer and Director, a potential traffic safety concern is present.
- F. Driveways providing access to single family residential lots shall be located a minimum of thirty (30) feet from any road intersection.
- G. Parking shall be prohibited in aisle ways, fire lanes or similar areas not officially designated for parking purposes. These areas shall be posted with "No Parking" signs and/or other means as required by the Director.
- H. Traffic control signs and/or striping shall be provided within all parking areas as necessary to minimize vehicular and pedestrian conflicts.
- I. All commercial and public application of off-street parking areas shall be constructed and regularly maintained as follows:
1. Grading, drainage and a minimum of two (2) inches of asphaltic concrete paving over a four (4) inch aggregate base or other acceptable substitute dust-free material to the specifications of the City Engineer.
2. Bumpers, wheel-stops, stall markings and/or other vehicular control devices shall be provided to the specifications of the Director.
- J. Parking area design dimensions shall be as indicated in Figure 9-8 and Figure 9-9 as follows (see sample parking lot plans Figures 9-10):
1. Minimum parking space dimensions shall be as follows:

- a. Off-street parking spaces other than parallel parking stalls shall consist of rectangular areas not less than nine (9) feet wide by eighteen (18) feet long.
 - b. All parallel parking stalls shall consist of a rectangle not less than eight (8) feet wide by twenty-four (24) feet long.
 - c. Handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act.
 - d. Subject to the approval of the City Engineer, the length of a parking stall may be reduced to sixteen (16) feet allowing the front of vehicles to overhang the required space by no more than two (2) feet, provided that the curb is no more than four (4) inches in height, and the front of the parking space is located adjacent to a landscaped area or a sidewalk that is six (6) feet minimum in width.
2. Aisle widths shall comply with the minimum widths listed in Figure 9-46, 9-47 and Figure 9-48.
 - a. The parking aisle width for aisles serving parking areas utilizing minimum stall sizes and having stalls along one side of the bay only, shall be a minimum of twenty-four (24) feet provided there is an adjoining landscaped area or sidewalk to allow for a two (2) foot overhang of a vehicle and the curb is no more than four (4) inches in height. When stall sizes utilized are greater than minimum size, the City Engineer may, at his discretion, increase the required aisle width.
 3. Length of aisle or island separating adjacent parking spaces shall have a maximum length of three hundred (300) feet.
 4. Every other aisle shall be separated by a landscape island with a minimum width of five (5) feet (or seven (7) feet where vehicle overhangs are permitted). Landscape peninsulas parallel to individual parking spaces may be required as determined by the Director.
 5. Curbs should be installed at a minimum of three (3) feet from the face of walls, fences, buildings and other structures adjacent to the exterior boundaries of the property. These areas shall be landscaped except for necessary walks.
 6. The curb radius for landscape islands shall be a two (2) foot minimum.
 7. Individual ingress/egress access drives shall be in accordance with the provisions set forth in Section 912.05C and constructed to the specifications of the City Engineer.
 8. A minimum stacking distance of forty (40) feet shall be provided at all ingress/egress access drives intersecting with a street. Other distances may be approved by the Director if warranted by lot size and configuration.
 9. Walkway openings four (4) feet in width shall be provided in islands separating adjacent parking spaces at seven (7) space intervals.
 10. No signs, landscaping or other obstruction shall interfere with visibility for a distance of thirty (30) feet from the intersection of two (2) street side lot lines of a corner lot and ten (10) feet from the intersection of a driveway and a lot line.
 11. A twelve (12) foot deep backup-turnaround shall be required on all dead-end parking lanes.
 12. Traffic circulation on one-way angle parking shall be designed for counter-clockwise traffic flow and directional arrows shall be painted on the pavement to help assure the correct flow.
 13. No inside turning radius at the curb shall be less than fifteen (15) feet.
 14. No outside turning radius at the curb shall be less than thirty-five (35) feet.
 15. Parking stalls shall be double-striped according to the specifications of the City Engineer, with the center of the double stripe as the point of measurement.
 16. Ends of island parking nodes where angled parking is provided shall be a minimum of ten (10) feet average width.
 17. The inside radius to a parking stall on a curve approach shall not be less than fifteen (15) feet.

- K. All parking areas shall be designed to minimize vehicular and pedestrian conflicts. If these conflicts are apparent, the Director may require redesign of parking areas.
- L. The requirements of this Section may be modified by the Director or City Engineer in order to retain existing trees or native vegetation within the parking area, if in the opinion of the Director or City Engineer, a potential traffic safety concern is not present.

912.06 Landscaping Requirement. All parking lot landscaping shall be provided in accordance with Section 910.

912.07 Off-Street Loading Requirements

- A. Applicability. For every building in whole or part which is required to conform with Section 912.02A and which is occupied by a use receiving or distributing materials or merchandise by motor truck, there shall be provided and maintained on the same premises adequate off-street loading space meeting the minimum requirements, or those required by the Director. Loading space shall not satisfy requirements for off-street parking space.
- B. Schedule of Loading Space Requirements. Off-street loading spaces shall be provided according to the following schedule:

Total Floor Area of Building	Number of Loading Spaces Required
Less than thirty thousand (30,000) sq. ft.	1
Thirty thousand (30,000) sq. ft to fifty thousand (50,000) sq. ft.	2
For each one hundred thousand (100,000) additional sq. ft.	1 additional

- C. Location. Required off-street loading spaces shall not be permitted in any front yard or in any required street side yard. Off-street loading spaces may occupy all or any part of a required rear yard, except as noted in this Code, and may be partially or entirely enclosed within a building. Loading areas shall not interfere with parking lot maneuvering areas. City streets or right-of-way

shall not be utilized for loading and unloading purposes.

- D. Size. Every required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of fifty (50) feet and a minimum height of fourteen (14) feet, not including access aisles and maneuvering space. Variation from this size requirement may be granted by the Director if warranted by the building use.
- E. Minimum turning radius for truck traffic areas shall be forty (40) feet.

912.08 Bus and Large Vehicle Parking Requirements

- A. Parking for buses, recreational vehicles and other large, oversized vehicles shall be provided in parking lots with a capacity of more than fifty (50) spaces, at a rate of one such space per fifty (50) total spaces. The portion of this requirement pertaining to buses may be waived by the Director if the property owner will be excluding them through architectural barriers and/or signage.
- B. Each off-street parking space for a bus and a large vehicle shall consist of a rectangular area not less than twelve (12) feet wide by forty (40) feet long.
- C. Each oversized space may be counted as six (6) standard-size spaces in meeting the parking requirements.

Figure 9-44 MINIMUM DRIVEWAY CLEARANCES TO STREET CORNERS

A. SIGNALIZED INTERSECTION CONTROL

Minimum Corner Clearances in Feet			
Item	Functional Classification of Road		
	Arterial	Collector	Local
A	230	175	50
B	115	85	50
C	230	175	50
D	230	175	50
E	75	0	0

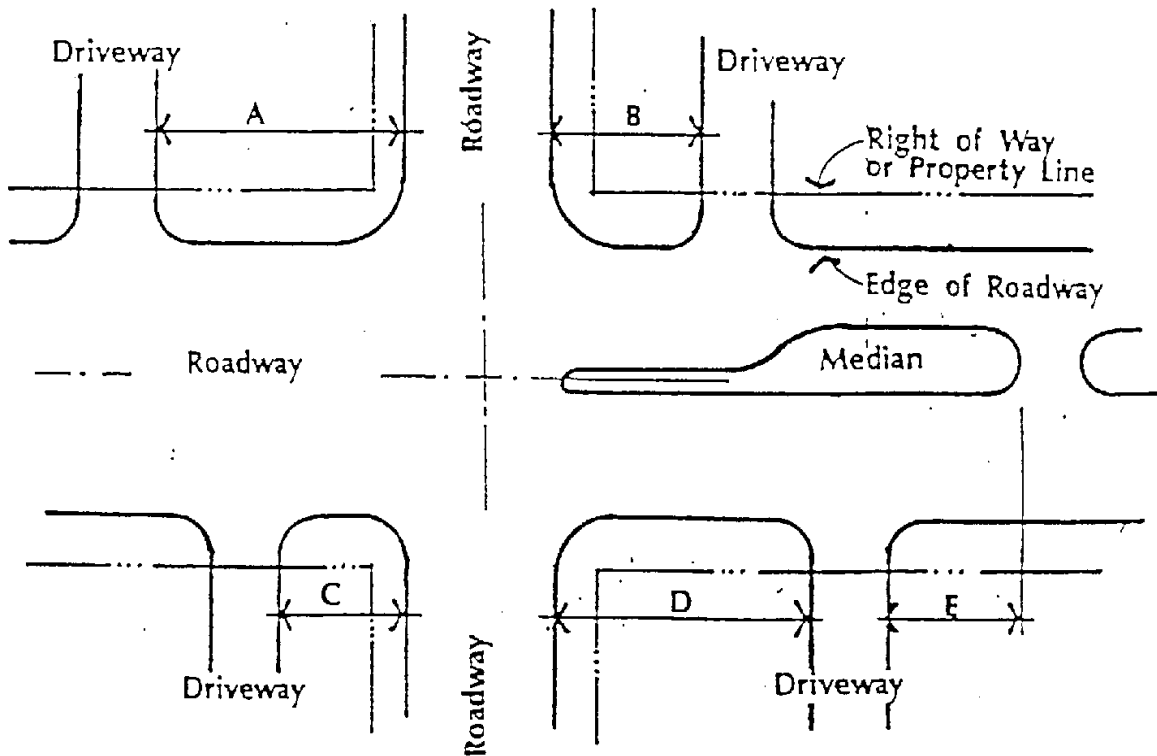


Figure 9-45 MINIMUM DRIVEWAY CLEARANCES TO STREET CORNERS

B. STOP SIGN INTERSECTION CONTROL

Minimum Corner Clearances in Feet			
Item	Functional Classification of Road		
	Arterial	Collector	Local
F	115	75	50
G	115	85	50
H	85	85	50
J	115	75	50
K	75	0	0

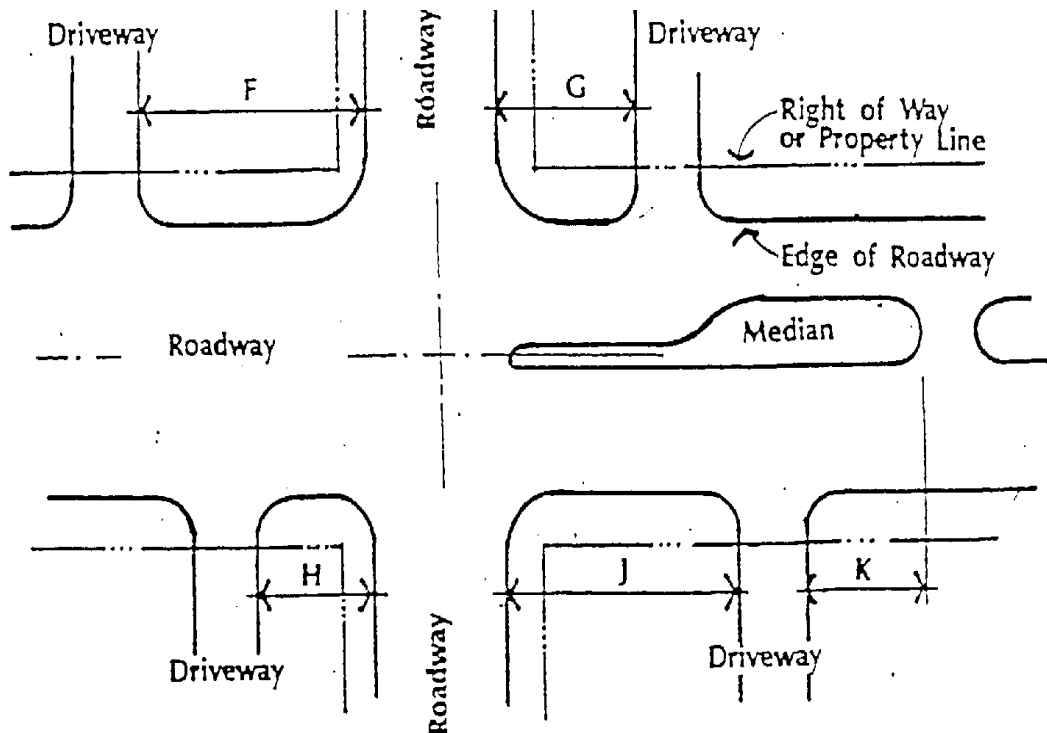
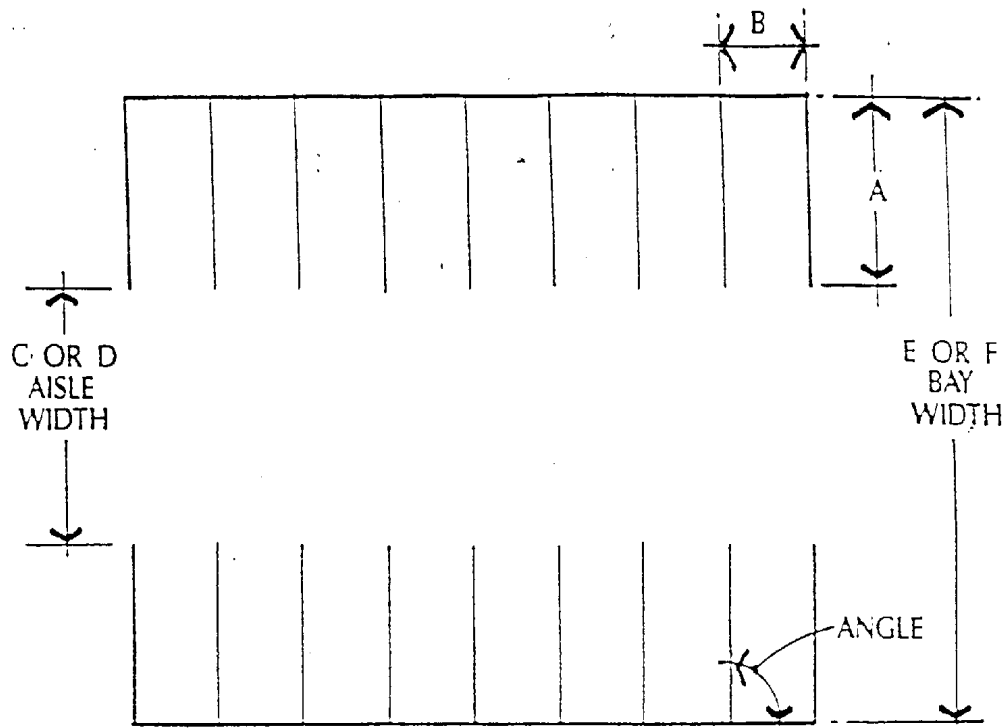
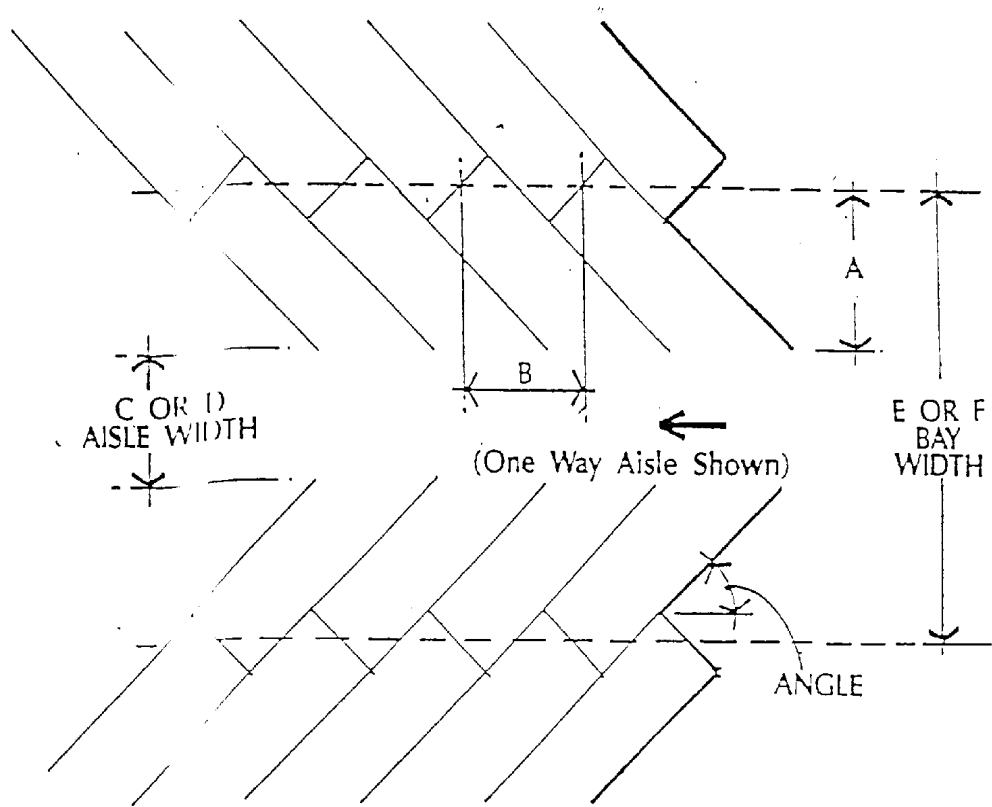


Figure 9-46 CONVENTIONAL PARKING DESIGN



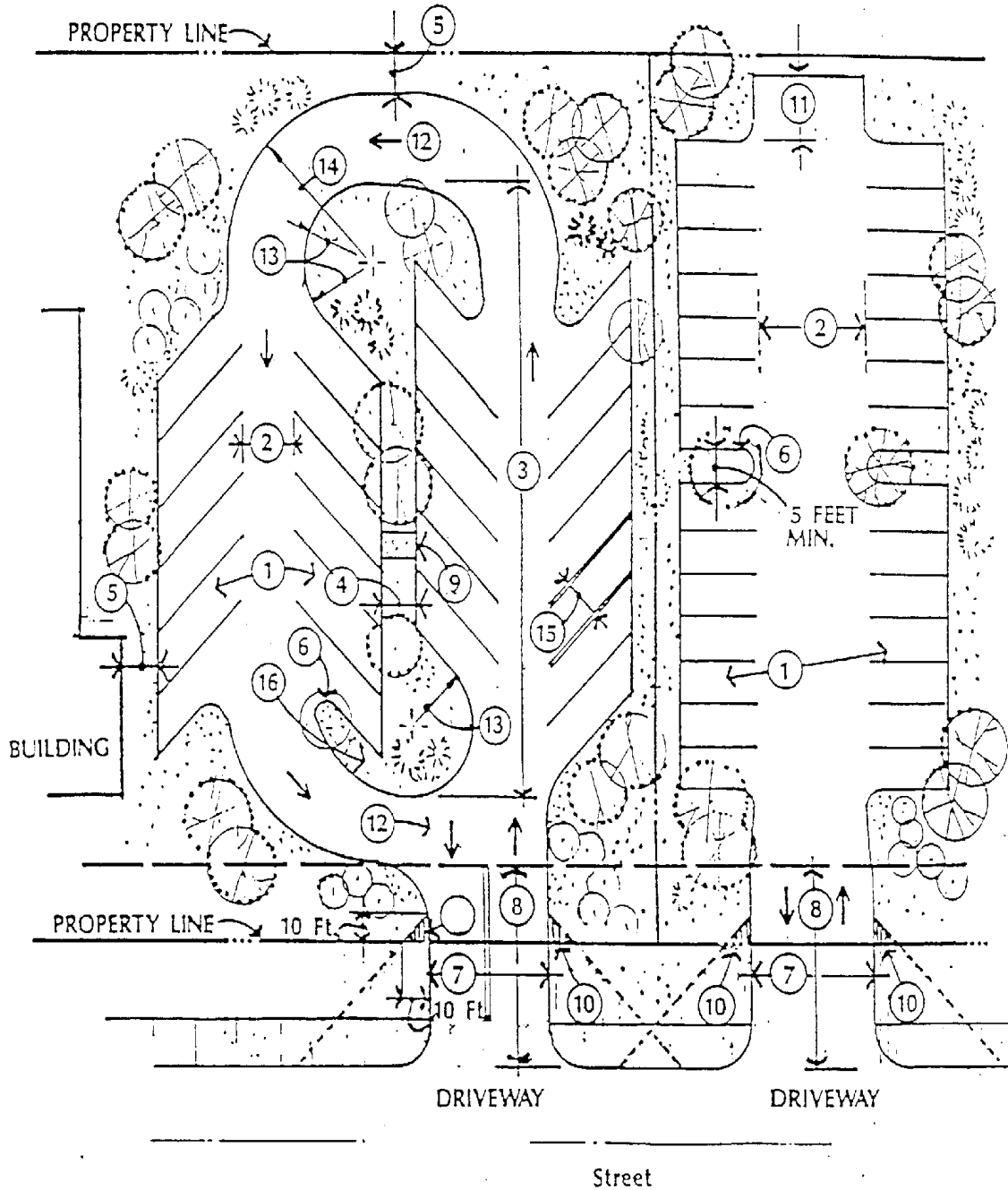
Parking Dimensions in Feet						
Angle	Parking Space		One-Way Aisle	Two-Way Aisle	One-Way Bay	Two-Way Bay
	A	B	C	D	E	F
30°	16.8	18.0	12.0	20.0	45.6	51.6
45°	19.1	12.7	13.0	20.0	51.2	58.2
60°	20.1	10.4	18.0	22.0	58.2	62.2
90°	18.0	9.0	26.0	26.0	N/A	62.0

Figure 9-47 Parking Design Interlocked Spaces



Parking Dimensions in Feet						
Angle	Parking Space		One-Way Aisle	Two-Way Aisle	One-Way Bay	Two-Way Bay
	A	B	C	D	E	F
30°	12.9	18.0	12.0	20.0	37.8	43.8
45°	15.9	12.7	13.0	20.0	44.8	51.8
60°	17.9	10.4	18.0	22.0	53.7	57.7

Figure 9-48 MINIMUM REQUIREMENTS FOR PARKING
 (See Section 912.05J for requirements identified by 1 through 16)



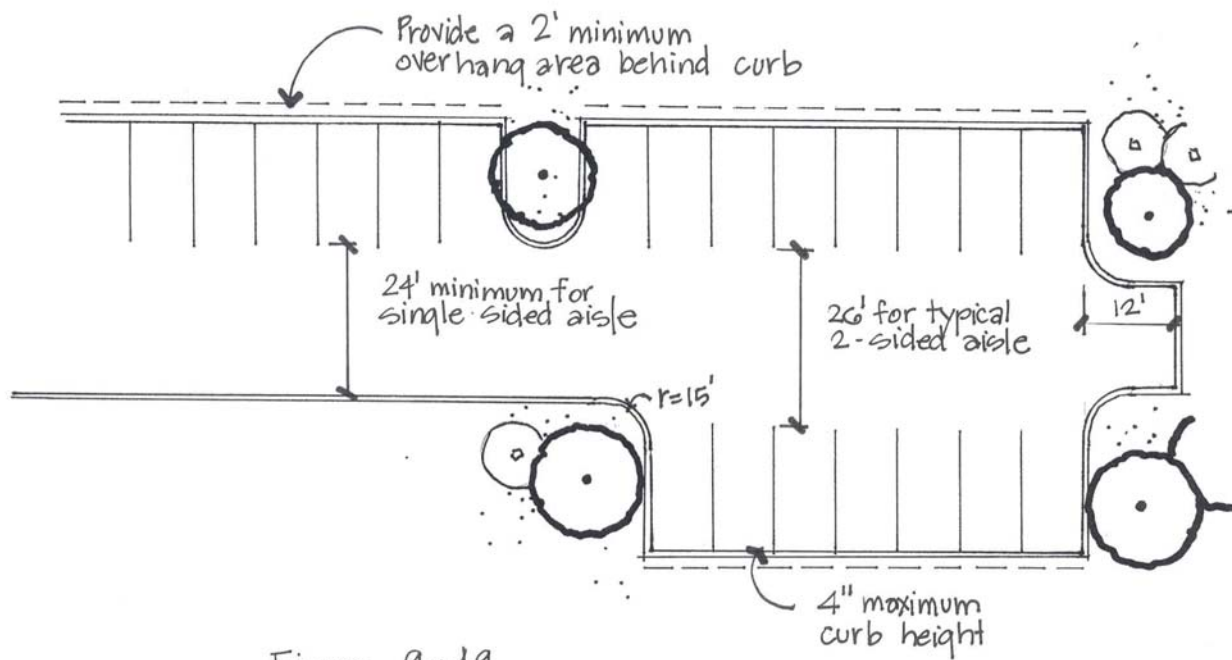


Figure 9-49

Parking Aisle Serving Parking on One Side Only

912.09 Accessible Parking

- A. All areas of newly designed or newly constructed buildings and facilities required to be accessible and altered portions of existing buildings and facilities also required to be accessible shall comply with ADA Accessibility Guidelines for Buildings and Facilities unless otherwise provided in this Article.
- B. Number of Accessible Parking Spaces. If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with ADA regulations shall be provided in each such parking area in conformance with the table below. All residential projects are exempt from these provisions except as otherwise provided. Spaces required by the table need not be provided in the particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured.

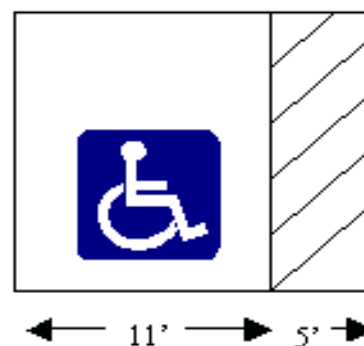
Total Parking in Lot	Required Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
Over 1000	20 plus 1 for each 100 over 1000

1. For facilities providing medical care and other services for persons with mobility impairments, parking space requirements shall be in accordance with the following:
 - a. General Health Care Facilities: Employees and visitor parking to comply with the table above.
 - b. General Outpatient Facilities: At least ten (10%) percent of the total number of parking

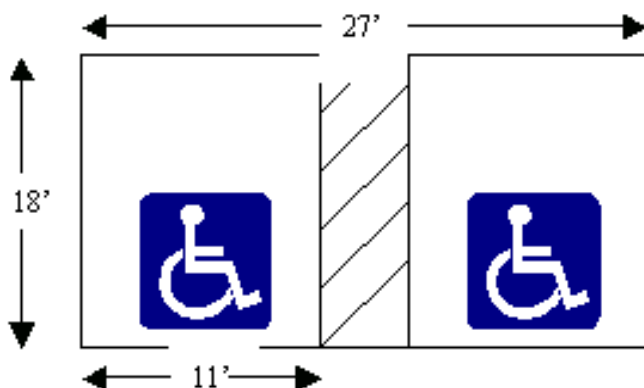
spaces provided serving each outpatient facility shall be accessible spaces.

- c. Specialized Outpatient Facilities: At least 20 (20%) percent of the total number of parking provided shall be accessible spaces for facilities specializing in treatment or services for persons with mobility impairment.
2. Accessible parking spaces for apartments. At least one space or two percent (2%) of the total overall number of parking spaces, whichever is greater, shall be reserved accessible parking spaces.
- C. Minimum accessible parking space dimensions. Each accessible parking space shall conform to ADA *Universal Parking Space* design guidelines. Stalls shall consist of rectangular areas not less than eleven feet (11') wide by eighteen (18') feet long with a five feet (5') minimum width access aisle on its right side, except in the case when two accessible parking spaces share a single five foot (5') wide access aisle. Every access aisle shall lead directly to a curb ramp and accessible route of travel as set forth in Article 9.

Example of Single Space



Example of Double Space



D. Identification of Accessible Parking Spaces.

Accessible parking spaces shall be designated as reserved for the physically disabled as follows:

1. Each accessible parking space shall be marked on the ground with the international symbol of accessibility. The access aisle shall be included within the outlined area. The color scheme of the accessible parking space shall contrast with that of the surrounding regular parking spaces.
2. Signs shall be placed on a stationary post or object identifying each accessible parking space. Signage must include the international symbol of accessibility and have the minimum verbiage of: "RESERVED PARKING" and "ARS 28-883" and "City Code 11-4-6" and "Fines will be strictly enforced". At least one accessible parking sign shall include the words "Van Accessible".
3. These signs shall not be obscured by a vehicle parked in the space. The bottom of the sign shall be located not less than five (5) feet above the grade and shall be visible directly in front of the parking space.

E. Location of Accessible Parking Spaces. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking,

accessible parking spaces shall be dispersed and located closest to the accessible entrances.

Accessible parking spaces shall be located on a surface with a slope not exceeding one (1) vertical foot in fifty



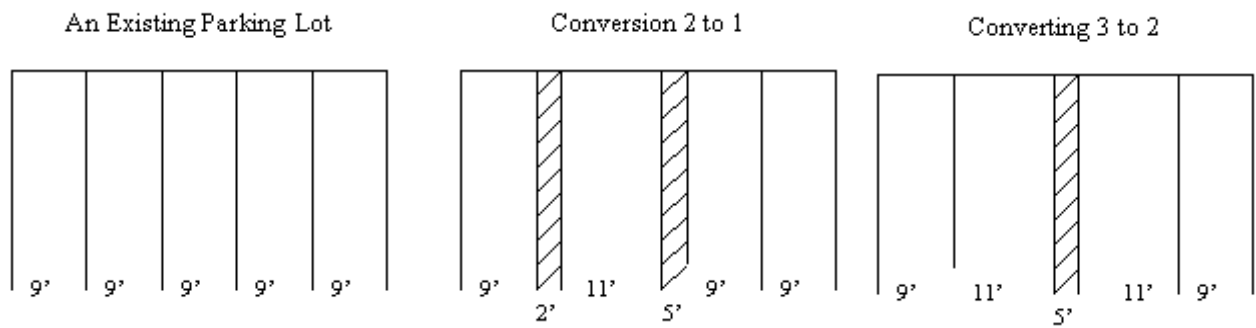
(50) horizontal feet.

Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing vehicle traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.

- F. In new parking lots that are non-paved, the required handicap parking spaces and required access areas shall be provided on a hard surface to the satisfaction of the Director of Community Development.
- G. Where parking is provided in a parking garage or under shade canopies, the ratio of covered to uncovered accessible parking spaces shall not be less than the ratio of covered to uncovered non-accessible parking spaces.
- H. Where accessible parking spaces are provided within a parking garage, not less than twenty percent (20%) of the accessible spaces shall be designated for high-profile vehicles, with a minimum headroom clearance of nine feet, six inches (9'6") provided in all parking, maneuvering and circulation areas serving such spaces. Except when all accessible spaces are high-profile spaces, special signage shall be provided to identify high-profile accessible parking spaces and to direct users to the location of both high-profile and standard-height accessible parking spaces.

- I. Existing Parking Lots. Whenever a parking facility is altered, including re-striping, it shall provide accessible parking spaces as required by this Article. In the case when conformance to this Article results in a loss of parking spaces below that required for a specific use, then the parking facility shall come as close to conformance as possible to the satisfaction of the Director.

J. Parking Conversion Charts:



913 GOLF COURSE DEVELOPMENT STANDARDS

913.01 Purpose. To ensure that every golf course be developed and managed with consideration for the unique conditions of the ecosystem of which it is a part and specifically to ensure that no depletions to the aquifer occur from the irrigation of golf courses and to encourage the use or reuse of effluent.

913.02 General Requirements. The following requirements shall apply to the development and processing of golf courses in conjunction with a Planned Development proposal or any other golf course development.

- A. Applicant will be required to submit plans that demonstrate that the proposed project meets the standards set by the Arizona Department of Water Resource for golf courses in the Active Management Areas including limiting water usage to no more than 5 irrigated areas per hole times the turf water allotment presented in the water allotment table (913.05 Water Balance Study).
- B. Applicant to obtain a report of physical availability of water from the Arizona Department of Water Resources demonstrating an adequate water supply for the entire development including the golf course prior to recording the Final Plat/Final Site Plan and prior to construction of the golf course.
- C. Applicant to demonstrate that the proposed development will be of an appropriate size and scale and reasonable or appropriate for a given area to generate sufficient effluent or re-use water to meet the entire irrigation needs of the golf course or demonstrate that an alternative supply of effluent or other renewable source of water will be available.
- D. Applicant will be required to submit a water balance study to demonstrate that sufficient water supply other than groundwater will be available for use on the golf course. The format and standard assumptions and criteria will be used as a guide to complete the water balance study. These format and standard assumptions and criteria are included in Section 913.05 Water Balance Study.
- E. Applicant will be required to conduct a monitoring program as it pertains to surface water and groundwater quality and quantity. The

monitoring program will be developed in concert with the appropriate approval authorities.

- F. Applicant will be required to conduct monitoring program as it pertains to the performance of the wastewater treatment plant including effluent discharge quality and quantity for review and approval by staff or other appropriate agencies.

913.03 Design and Construction Standards. Applicant will be required to submit plans demonstrating that the golf course is designed, constructed and maintained in accordance with environmental practices as set out in Environmental Principles for Golf Courses in the United States and which meet the following conditions:

- A. Emphasis shall be placed upon the design of irrigation, drainage and retention systems that provide for the efficient use of water. Drainage and storm water retention systems should be incorporated to help provide for both the short and long term irrigation needs of the maintained turf and the unmaintained areas of the course. Storm water retention systems may require an appropriate surface water right from the Arizona Department of Water Resources.
- B. The course shall be designed with sustainable maintenance in mind. The design shall incorporate resource conservation strategies that are environmentally responsible, efficient and cost effective.

913.04 Construction Documents

Conceptual grading, drainage, irrigation, clearing and landscaping plans will be required as part of the Final Plat/Final Site Plan application and in conjunction with a development plan. Plans must have sufficient detail to demonstrate that the design, construction and maintenance will incorporate environmental principles and meet the intent of the water use standards for golf courses specified in this document.

913.05 Water Balance Study

The applicant shall conduct a water balance study to demonstrate that the development has a sufficient supply of water other than groundwater to meet the water requirements of the golf course. The water balance demonstration criteria are listed below.

- A. Water Allotments

Five (5) irrigated acres per hole is the maximum acreage allotment, except when considering a previous water right allotment for surface water rights. The allotments presented in the table are for purposes of calculating the water balance for the facility and assume a 75% efficient irrigation system. If the applicant cannot meet the water requirements of a typical golf course with effluent, consideration may be given for a demonstration of reduced water use (for example, reducing the area irrigated).

Water Allotments for Turf Facilities

Type of Use	Water Allotment - Facilities at 4,000 to 5,500 feet above MSL (ac-ft/acre)	Water Allotment - Facilities at 3,000 and up to 4,000 feet above MSL (ac-ft/acre)
Turf	4.9	5.2
New Turf (1 st Year)	5.9	6.2
Artificial Lakes	5.5	5.8
Low Water Use Landscaping	1.5	1.5

B. Leaching Requirement

Turf may require the occasional leaching of salts from the root zone. Although treated effluent may not be as efficient as groundwater, even low quality water can be appropriately used for leaching. If the applicant believes that a leaching allotment is necessary, the applicant will have to demonstrate that a sufficient amount of renewable water supply. The standard equation utilizing electrical conductivity of the water shall be used to compute the leaching requirement.

$$\text{Additional Leaching Allotment} = (1/(1-(EC_w/5EC_e-EC_w)))-1)*CU/.75$$

Where: EC_w = Electrical Conductivity of the water used
 EC_e = Tolerance of the crop to soil salinity in electrical conductivity of the soil saturation extract (millimhos per centimeter)

CU = Consumptive use of the crop

C. Effective Precipitation

Precipitation that is effective in offsetting the irrigation water demands is included in the water allotments in the table above. Consideration will be given if the applicant can demonstrate an additional amount of precipitation will be effective in offsetting irrigation demands.

D. Additional Precipitation Allowance

If the applicant plans to capture additional runoff or off-site precipitation for use on the golf course, the applicant shall demonstrate adequate storage, capacity, probability and volume of the captured water, and legal right to conduct the capture activity.

E. Effluent Production

The standard water requirements of a new housing development shall be computed according to the standard water use rates specified in the Prescott Active Management Area (AMA) Third Management Plan. Only the interior water use requirements (interior gallons per capita-day) will be considered to be a contribution to the effluent re-use system. Outside water use will be considered lost and non-recoverable. An average value of 2.5 persons per household will be the standard housing unit occupancy level. Consideration will be given if the applicant has good evidence that the development water use and effluent capture rates are different from the values presented.

Type of Residential Unit	Interior gallons per capita-day	Average Persons per housing unit	Exterior use (gallons per housing unit per day)	Total Water use per housing unit (gallons per day)
Single family homes	57	2.5	75	217.5
Town homes	57	2.5	58	200.5

F. Seasonal Fluctuations:

Typical golf course water requirements have a peak water use period during the hot-dry part of the summer that is much greater than the average annual water use. However, effluent production does not typically match this high peak. The applicant must demonstrate that available effluent is sufficient to meet the summer peak water use requirements of the golf course (approximately 1 acre-foot/acre during the one month period from June 15 - July 15, or 3 acre-feet/day for a 90 acre golf course).

914 EDUCATIONAL INSTITUTIONS

914.01 General Requirements. The following requirements shall apply to the development of educational institutions.

- A. Number of Students. A maximum of two hundred (200) students shall be permitted on a school site of two (2) acres. For school sites greater than two (2) acres, additional students may be permitted provided that all of the development standards in this section applicable to schools are met.
- B. Location and Access. In determining an appropriate location for charter and private schools the Commission shall base its decision on the degree to which the following criteria are satisfied:

Criteria to address safety and traffic concerns:

1. Proximity to a road designed to carry through traffic.
2. Ease of access to a signalized intersection on Highways 89A and 179.
3. Access roads to the school to meet minimum design standards as determined by the City Engineering Department and Sedona Fire District.
4. Proximity to existing or proposed sidewalks and bicycle pathways.
5. Implementation of an effective car-pooling program or a bus or shuttle program, if applicable.
6. Installation of traffic calming devices, signage, etc. as appropriate and as determined by the City Engineering Department.

Criteria to address concerns for impacts on surrounding areas:

7. Proximity of the proposed school in relation to other existing or proposed schools, public or semi-public facilities and uses, and commercial uses.
8. Location on the periphery of a residential neighborhood, or as few as possible residential lots are situated adjacent to the proposed main access road.
9. Location adjacent to existing USFS land, State Land or City owned land.

10. Site large enough to provide effective buffering between school buildings, parking areas and outdoor play areas and adjoining residential lots.
 11. Reduction of potential impacts from the school by for example, retention of existing trees and shrubs, installation of new landscape materials, construction of walls and fences, strategic building design and placement, use of changes in grade, etc.
- C. Lot Coverage. Maximum lot coverage shall be determined by the standard established in the underlying zoning district.
- D. Floor Area Ratio shall be determined by the standard established in the underlying zoning district, if applicable.
- E. Yards. Required yards shall meet those established in the underlying zoning district, unless the more restrictive requirements contained in paragraph f. below apply.
- F. Minimum Separation. A building used for educational purposes shall maintain a minimum separation of fifty (50') feet from any single-family dwelling or accessory building. If adjoining lots are vacant, the minimum fifty (50') foot separation shall begin from the setback line of the adjoining vacant lot.
- G. Outdoor Bells and Speakers shall be prohibited, except for the purpose of providing information in the case of an emergency or for security reasons, and in accordance with the state and federal regulations.
- H. Parking Area Location. Parking areas shall be established based on the following requirements:
1. In all residential zones parking shall not be permitted in front yard setback areas. Front yard setback areas adjoining parking areas shall be landscaped to provide screening, and shall meet the minimum requirements of Section 910.05 and Section 910.08. Where parking is provided in rear or side yard areas in residential zones, a minimum ten (10) foot wide landscape buffer shall be provided between the parking area and the property line, and a wall or fence shall be constructed along the property line to screen the parking area.
 2. Parking areas in commercial zones shall meet the minimum landscape buffer requirements of Section 910.05 and 910.08, and the parking requirements contained in Section 912.

I. Screening of Outdoor Play Areas and Ball Courts. Where necessary to provide an effective buffer and screen of outdoor play areas and ball courts to adjoining residential properties as recommended by the Director and as determined and approved by the Commission, the following shall apply:

1. A solid wall or fence shall be erected in accordance with Section 903.02 along the rear and side property line, **or**
2. A solid wall or fence shall be erected in accordance with Section 903.02 around all outdoor play areas and ball courts, **or**
3. A minimum one hundred (100) foot wide landscape buffer shall be provided between outdoor play areas and ball courts and adjoining residential properties.
4. Any combination of these requirements as determined by the Director and Commission to mitigate the potential impact of outdoor play areas on adjoining residential properties.
5. Where feasible as determined by the Director and the Commission, play grounds and play areas shall be located within a courtyard formed by the strategic placement of the school buildings.

Notwithstanding the requirements provided above, outdoor play areas and ball courts shall be located a minimum of twenty-five (25) feet from a residential property line.

J. Parking Area Lighting. Parking area lighting adjoining residential areas shall be less than four (4) feet in height measured from adjacent grade. Parking area lights for schools located within or adjoining commercial and special development zones shall comply with the requirements of Section 911.

K. Outdoor Activities. No unsupervised outdoor play activities shall be permitted prior to 7.30 a.m. and after 6.00 p.m. in residential areas unless a Temporary Use Permit has been issued pursuant to the requirements of Section 407. Supervised outdoor curricular activities shall be exempt from these time limits.

L. Building Design. All school buildings shall be designed in keeping with the design guidelines provided in Article 10, Design Review Manual, and to be compatible with the surrounding residential neighborhood.

M. Circulation Plan. A circulation plan shall be submitted to the Director that addresses student drop-off and pick-up areas, access driveways, parking areas and pedestrian and bicycle pathways. A Traffic Impact Analysis may also be required by the Director.

N. Car-pooling. The need for car-pooling may be required as part of the Conditional Use Permit review process as a condition of approval depending on the specific characteristics of the school and its location.

915 HOME OCCUPATION USES

915.01 General Requirements. The following requirements shall apply to home occupation uses.

- A. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
- B. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
- C. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation. The category "Home Occupations" does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this Code.
- D. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- E. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- F. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
- G. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- H. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- I. No smoke, odor, liquid or solid waste shall be emitted.
- J. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

K. There shall be no rental of residential space for commercial uses by others.

916 ADULT USES

facility not publicly owned (such as Boys and Girls Club, YMCA, etc.)

916.01 General Requirements. The following requirements shall apply to adult uses.

- A. A conditional use permit application for any proposed adult use shall be submitted pursuant to the provisions of Sections 402.02 A and B, including the procedures described therein for a preapplication consultation and application submittal requirements. After the filing of a conditional use permit application for a proposed adult use with the Community Development Department, the Director shall within fifteen (15) days of filing of the application, determine if the application is complete. If the application is found to be incomplete, the Director shall immediately inform the applicant in writing, by certified mail, of the reasons thereof. The Director shall process any resubmitted application in accordance with the same requirements applicable to the processing of the original application. An applicant may appeal the Director's determination that the application is incomplete to the Board of Adjustment pursuant to section 404.10.
- B. No conditional use permit application for any proposed adult use shall be deemed complete unless the Director has determined that all of the following conditions exist:
1. No other adult use is located within one thousand (1,000) feet of the proposed adult use.
 2. The proposed adult use, if established, would not be located within three hundred (300) feet of the following protected uses, provided such protected uses are established on or before the date an application for the proposed adult use is filed:
 - a. a public or private day nursery or preschool;
 - b. elementary, middle, or secondary school;
 - c. instructional school, if a majority of the student's population are minors at the time application is made for the adult use permit;
 - d. vocational high school;
 - e. public park or trailhead;
 - f. teen dance center;
 - g. game center;
 - h. amusement park;
 - i. public library;
 - j. church, synagogue or temple; or
 - k. community buildings or recreational

3. The proposed adult use, if established, would not be located within three hundred (300) feet of any of the following zoning district boundaries: RS-5A, RS-70, RS-36, RS-35, RS-18a, RS-18b, RS-12, RS-10a, RS-10b, RS-6, RMH-12, RMH-10, RMH-6, RM-1, RM-2, RM-3, MH, PRD, CN, OP, RC, PD, CF, OS, T, or NF unless a petition requesting waiver of this requirement, signed by fifty-one (51) percent of those persons residing, thirty (30) days or more, within a three hundred (300) foot radius of the proposed location and by fifty-one (51) percent of those non-governmental owners who own uses listed in paragraph 2.b within a five hundred (500) foot radius of the proposed location is received and verified by the Director. In such cases, the Planning and Zoning Commission may waive conditions 2.b. and 2.c.

- C. For purposes of this section, streets and other thoroughfares adjacent to the zoning district boundaries specified in paragraph 2.c shall themselves be considered within such district boundaries.

Measurements to determine whether the proposed adult use is within 1000 feet of any other adult use shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest exterior wall of any other adult use.

Measurements to determine whether the proposed adult use is within 300 feet of a zoning district boundary shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest edge of the zoning district boundary.

Measurements to determine whether the proposed adult use is within 300 feet of any use identified in 2.b above shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest point of lot boundary.

Measurements to determine whether the proposed adult use is within 300 feet of any recreational area, park, or trailhead shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest edge of the nearest public right-of-way, public parking, public access or fenced area associated with the recreational area, park or trailhead.

Measurements involving a proposed adult use and any use identified in 2a or 2b above, both located on

the same multi-tenant parcel, shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest point of the exterior wall of any use identified in 2a or 2b above.

- D. Following acceptance of a complete application, the Director shall conduct a formal review and prepare a report which shall be submitted to the Planning and Zoning Commission and made available to the applicant, media, and general public seven (7) calendar days prior to the public hearing. Notice of hearings shall be given the same manner as provided in Section 402.04.
- E. Action of the Planning and Zoning Commission regarding the conditional use permit application shall be in accordance with Section 402.05 based upon the findings in 402.06 and in addition, the Planning and Zoning Commission shall also find that the granting of such conditional use permit would not endanger the public health, safety or welfare by significantly increasing the likelihood of one (1) or more of the following:
 - 1. Hazards to the public health arising from the creation of a sanitary nuisance.
 - 2. Illegal conduct in the areas surrounding the proposed adult use.
 - 3. Adverse impacts on surrounding property resulting from an unusual volume or character of vehicular or pedestrian traffic.
 - 4. Substantial and demonstrable diminution of the market value of surrounding property.
- F. The decision of the Planning and Zoning Commission shall be final fifteen (15) days from the date of the decision unless, prior to the expiration of that period, an appeal has been filed with the Director.
- G. Notwithstanding the provisions of Section 402, all conditional use permits for adult uses shall be subject to the following conditions:
 - 1. All exterior doors shall remain closed during business hours.
 - 2. All materials, projections, entertainment or other activities involving or depicting "Aspecified sexual activities" or "Aspecified anatomical areas" shall not be visible from off-premise areas or from portions of an establishment accessible to minors.

3. Sound from projections or entertainment shall not be audible from off-premise areas.

- H. An applicant whose complete application for a conditional use permit for an adult use has been denied by the Planning and Zoning Commission or approved by the Planning and Zoning Commission, but subject to conditions unacceptable to the applicant shall have the right to appeal to City Council as provided in Section 402.08.
- I. Each of the provisions of this Section, including each of the findings set forth in Section 402.06 and subsection 5.a-d above, shall be severable, and a judicial determination that any such provision is invalid on Federal or State constitutional grounds, or otherwise, shall not affect the validity of:
 - 1. Any other provisions; or
 - 2. Any determination by the Planning and Zoning Commission insofar as it is based on any provision not determined to be invalid.
- J. These provisions shall not be construed as permitting any use or act which is otherwise prohibited or made punishable by law.

917 OPEN AIR BUSINESSES

917.01 General Requirements. The following general requirements shall apply to open air businesses.

- A. Open air businesses are distinct from and not subject to the provisions of Section 407 (temporary uses) in that the duration of use is of a more permanent nature.
- B. Open air businesses are subject to the approval of a conditional use permit. In the conduct of open air businesses, the following standards and requirements shall apply:
 - 1. Open air business activities shall be conducted on the same lot or parcel as the primary business with which such activities are associated. The area in which displays and business activities occur outside a permanent structure shall be designated “outside sales/display area.”
 - 2. The outside sales/display area shall be an area enclosed and surrounded by:
 - a. A building or group of buildings
 - b. A masonry wall at least six (6) feet in height (or as otherwise specified for the applicable zoning district)
 - c. A combination of the above.
 - 3. The Commission may authorize other screening as an alternative to masonry walls, provided that the outside sales/display area is properly screened from the view of any contiguous property, right-of-way or easement. Alternative screening may include, but is not limited to, fencing, landscaping or dense live plant material.
 - 4. Applications for open air businesses are subject to the requirements of Section 402 (conditional use permit). In addition, applications submitted must include:
 - a. A plan identifying the entire outside sales/display area and all existing and proposed structures on the same parcel or lot.
 - b. A proposed implementation schedule.
 - c. The use category(s) for the outdoor sales and displays activities:

Category A	Retail (general retail sales only)
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| Category B | Professional Services (includes general retail sales and/or professional services) |
| Category C | Food Services (includes general retail sales, professional services and/or food service) |

- d. A brief description of the items to be sold or services to be provided.
- e. A drawing showing the separate sales/display locations to be used, location and dimensions of items to be displayed, and any furniture, devices or accompanying features used in the outside sales/display area. For food service uses, indicate any heating or cooking devices utilized, source of power, etc.
- f. Hours of operation.
- g. Transaction Privilege Tax (TPT) number.
- 5. A valid copy of all necessary permits required by state or local health authorities must be on file with the Community Development Department.
- 6. Off-street parking for the outside sales/display area shall comply with the provisions of Article 9. The number of spaces shall be consistent with those required in the schedule of off-street parking requirements in Section 912.04.
- 7. “Gross floor area” shall be determined by calculating the square footage of the outside sales/display area as depicted on the required site plan. The outside sales/display area may occupy all or a portion of the enclosure described in Section 620.02D.2.b.
- 8. Following issuance of a conditional use permit and in accordance with the proposed implementation schedule, the City will inspect the area and items displayed to ascertain compliance with the provisions of these regulations. In addition, the City may inspect such areas and items at any time thereafter to ensure continued compliance.
- 9. Any proposed revisions or changes to an approved conditional use permit that would result in an increase in the number of sales/display locations, an increase in floor area or a change in the approved use category shall be submitted in the same manner, and may be

subject to the same approval process as the original review.

10. If applicant fails to comply with conditions of a use permit, the conditional use permit shall be suspended automatically and may be revoked in accordance with the procedures prescribed in Section 402.10.
11. General Standards
 - a. Outdoor sales and display items, furniture or other associated devices shall not obstruct exits and entrances nor shall they impede free flow of pedestrian traffic.
 - b. The designated outdoor sales/display area shall be kept clean and free from litter and debris at all times.
 - c. To minimize visual impacts and maintain an attractive appearance, the City may require aesthetic enhancements (i.e. decorative and/or architectural embellishments, landscaping, etc.)
12. Additional conditions may be required as provided in Section 402.05 and 402.06 of this Code.